



Bond
Oxborough
Phillips

Changing Lifestyles

1 South View Terrace
Bideford
Devon
EX39 3LR

Asking Price: £269,500 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

1 South View Terrace, Bideford, Devon, EX39 3LR

A SUBSTANTIAL PERIOD HOME WITH ACCOMMODATION ARRANGED OVER 3 FLOORS



- 5 Bedrooms

- Light-filled Living Room with large bay window & elegant feature fireplace
- Versatile Dining Room with elegant feature fireplace
- Spacious Kitchen with dining space & walk-in pantry
- Sunny, south-facing paved courtyard garden
 - Utility Room & large Basement
- Convenient location for Bideford Town Centre & countryside walks



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Situated along the ever-popular Northdown Road, within easy walking distance of Bideford Town Centre and close to beautiful countryside walks, this substantial 5 Bedroom end-terrace period home offers an exceptional amount of space for the price. Arranged over 3 generous floors, the versatile accommodation is ideal for larger or growing families, as well as those requiring space to work from home.

Although accessed from Northdown Road, the property's true front elevation is found to the rear of the house and faces south thus it enjoys a sunny aspect. A tiled pathway leads around the side of the house to a delightful paved courtyard garden, providing a low-maintenance place to sit and enjoy the sunshine and views across Bideford's varied architecture. A range of unrestricted on-street parking is available nearby.

The characterful interior begins with an Entrance Porch featuring attractive original tiled flooring. Beyond this is a spacious Entrance Hall leading into a light-filled Living Room with a large bay window, wood-plank flooring, decorative cornicing and an elegant feature fireplace. Original bi-fold wooden doors connect the living room with the versatile Dining Room, which has a further fireplace and matching wooden flooring.

The generously proportioned Kitchen offers ample space for a dining table and is fitted with a range of wood-effect units and marble-effect work surfaces. A 7-ring gas range cooker is included, while there is space for an American-style fridge / freezer and plumbing for a dishwasher. The kitchen also provides access to a spacious walk-in pantry and a private rear courtyard.

From the courtyard there is access to a useful Utility Room with a cupboard housing the washing machine, together with a particularly spacious Basement measuring approximately 27'11" x 10'.

The first floor offers 3 Bedrooms and the Family Bathroom. The principal bedroom is a wonderfully bright room with a window seat, picture rail and attractive town views, while the further bedrooms provide flexible family, guest or office space. The bathroom is fitted with a bath, WC and pedestal wash hand basin.

Two further generous Bedrooms occupy the top floor, one of which benefits from an En-suite Cloakroom and a large storage cupboard. The spacious landing also provides an excellent area for a desk, reading nook or study space.

Beautifully presented and retaining an abundance of period character, this impressive home combines flexible accommodation, outside space and a highly convenient location. We understand that the roof was replaced approximately 15 years ago. Early viewing is strongly recommended.

Council Tax Band

C - Torridge District Council



Total floor area: 176.2 sq.m. (1,897 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by





1 South View Terrace, Bideford, Devon, EX39 3LR



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

1 South View Terrace, Bideford, Devon, EX39 3LR



Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed up Bridgeland Street bearing right at the top onto North Road and continue to the end. At the crossroads, turn right onto Northam Road. At the mini roundabout, turn left onto Northdown Road. Proceed uphill to where 1 South View Terrace will be situated on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact
the team at Bond Oxborough
Phillips Sales & Lettings on

01237 479 999

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

