



Bond
Oxborough
Phillips

Changing Lifestyles

2 North View Avenue
Bideford
Devon
EX39 3LH

Asking Price: £220,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

2 North View Avenue, Bideford, Devon, EX39 3LH

A BAY-FRONTED VICTORIAN TERRACE PROPERTY WITHIN A LEVEL WALK OF BIDEFORD TOWN, SCHOOLS & AMENITIES



- 3 well-proportioned Bedrooms
- Light & welcoming Sitting / Dining Room
- Generous fitted Kitchen & separate Utility Room
- First floor Family bathroom
- Enclosed paved rear garden - an ideal space for outdoor seating & entertaining
- Private driveway parking for 1 vehicle
- Popular established residential location near to the Kenwith Valley Nature Reserve



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Situated within one of Bideford's most established and desirable residential areas, this attractive red brick bay-fronted Victorian mid-terraced home enjoys a convenient position within a short, level walk of the town centre, everyday amenities and both primary and secondary schools. The picturesque Kenwith Valley Nature Reserve is also nearby, offering scenic walks and green open space almost on the doorstep.

The accommodation is both spacious and practical, making it an excellent choice for families, first-time buyers and those looking to enjoy the convenience of town living.

The ground floor centres around a light and welcoming through Sitting / Dining Room, providing an excellent living and entertaining space. To the rear is a generous fitted Kitchen with the added benefit of an adjoining Utility Room, creating valuable additional workspace and storage.

The first floor landing benefits from a particularly useful double storage cupboard together with access to the loft space. There are 3 well-proportioned Bedrooms, all served by a Family Bathroom.

Outside, the property has an attractive low-maintenance front garden. The enclosed paved rear garden offers an ideal space for outdoor seating and entertaining, with wrought iron railings and timber fencing incorporating a gated rear access leading directly to a private driveway providing off-road parking for 1 vehicle.

Combining period character, generous accommodation and a highly convenient location close to schools, amenities and countryside walks, this is a home that will



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Total floor area: 107.3 sq.m. (1,155 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 www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Directions
what3words ///pump.lime.cave

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