Bond Oxborough Phillips

Changing Lifestyles

24 Geneva Place
Bideford
Devon
EX39 3BS

Asking Price: £160,000 Freehold







Changing Lifestyles

01237 479 999
bideford@boppproperty.com

24 Geneva Place, Bideford, Devon, EX39 3BS

A DECEPTIVELY SPACIOUS TERRACED HOME

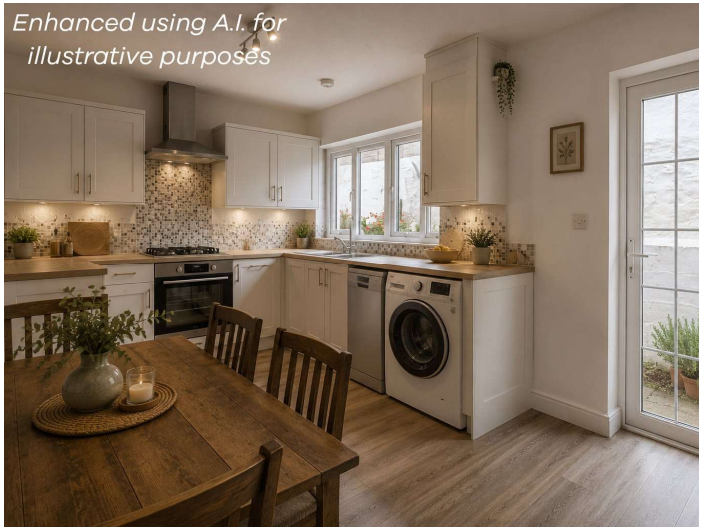
- 3 Bedrooms
- 21'1 x 13'6 room with ample space for dining, lounging, or any other arrangement
- Kitchen / Diner with door leading directly out to the courtyard garden
- First floor Bathroom
- There is far more accommodation than its frontage might suggest
- Gas fired central heating & UPVC double glazing
- Rear courtyard garden - designed for ease of maintenance & providing a pleasant, sunny, outside space
- No onward chain
- Unrestricted roadside parking available nearby











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Occupying a convenient position within walking distance of Bideford Quay and the town centre, this deceptively spacious 3 Bedroom terraced home offers far more accommodation than its frontage might suggest, together with a low-maintenance courtyard garden and the advantage of no onward chain.

The property is arranged over 2 floors and offers a practical layout well suited to first time buyers, families, investors or those seeking an easily managed home close to local amenities. The accommodation begins with an Entrance Hall providing useful cloak space before opening into a generous couple of rooms which span an impressive 21'1 x 13'6. This is a wonderfully versatile space, with windows to both the front and rear, alcove areas and ample room for dining, lounging, or any other reception arrangements. From here, an Inner Hallway gives access to the staircase, a useful ground floor Cloakroom and the Kitchen / Diner. The kitchen is fitted with a range of base and eye level units with worktop space, sink unit, built-in oven, gas hob and extractor hood. There is space and plumbing for appliances, room for a small table and chairs and a door leading directly out to the courtyard garden.

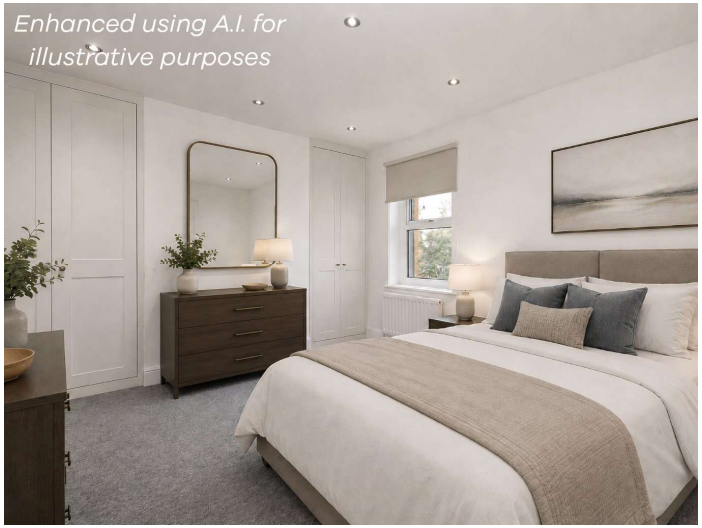
To the first floor, the landing enjoys natural light and leads to 3 well-proportioned double Bedrooms, a particularly appealing feature for a property of this style and price point. The landing itself widens at the stairwell, creating additional useable space for a home-office arrangement, without sacrificing a bedroom. Bedroom 1 enjoys a front aspect and useful alcove areas providing hanging space, while bedrooms 2 and 3 overlook the rear, with bedroom 3 enjoying views towards the courtyard garden. A Bathroom completes the first floor, fitted with a bath and wall-mounted shower over, WC and wash hand basin.

Externally, the rear courtyard garden has been designed for ease of maintenance and provides a pleasant, sunny, outside space for seating, potted planting and entertaining. There is also a raised flower bed and stone wall backdrop, giving the area character and privacy.

Further benefits include gas fired central heating, UPVC double glazing and unrestricted roadside parking available nearby on a first come, first served basis. With Bideford's shops, cafés, quay and everyday amenities all close at hand, this is an excellent opportunity to acquire a spacious and versatile town cottage in a highly convenient location.

Council Tax Band
A - Torridge District Council







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Total floor area: 88.0 sq.m. (948 sq.ft.)

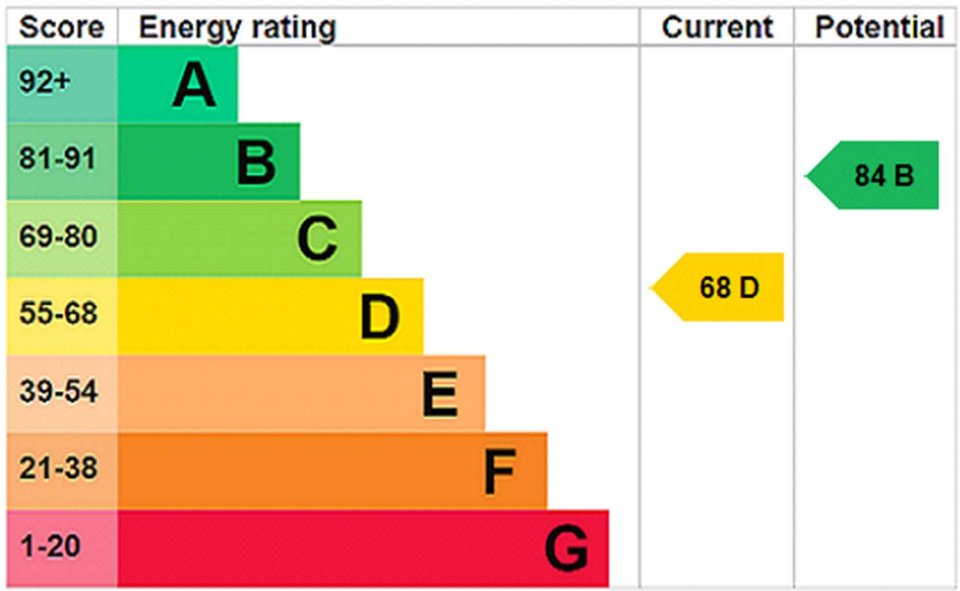
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Directions

From Bideford Quay, proceed up the main High Street to the very top. Turn left onto Clovelly Road and take the first right hand turning into Geneva Place. Number 24 is located on your left hand side with a numberplate clearly displayed.

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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.



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 & 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 able 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.