



Bond
Oxborough
Phillips

Changing Lifestyles

185 Churchill Road
Bideford
Devon
EX39 4HH

Asking Price: £220,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

185 Churchill Road, Bideford, Devon, EX39 4HH

A DECEPTIVELY SPACIOUS 3-STOREY HOME WITH GARAGE & PARKING

- 2 double Bedrooms (1 En-suite)
- Superb Kitchen / Dining Room, creating an excellent social hub for family life & entertaining
 - Contemporary Kitchen
- Utility & Ground Floor Cloakroom
- Particularly impressive Living Room with French doors opening onto the rear garden
 - Nearly 1,050 sq. ft of accommodation
 - Convenient location for schools & Tesco



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More space than you might expect...

Offering over 1,050 sq. ft. of well-planned accommodation, this deceptively spacious modern home is arranged across 3 floors and combines generous living space with practical everyday features. Perfectly suited to first time buyers, professional couples, young families or investors, it provides a lifestyle that's difficult to find in many comparable 2 bedroom homes.

The entrance floor is centred around a superb Kitchen / Dining Room, creating an excellent social hub for family life and entertaining alike. The kitchen is fitted with an extensive range of contemporary units together with generous worktop space, a 5-ring gas hob and eye-level double oven. A separate Utility Room keeps laundry tucked away, whilst a ground floor Cloakroom provides valuable day-to-day convenience.

On the lower ground floor you'll find a particularly impressive Living Room, stretching almost the full width of the property. French doors open directly onto the rear garden, flooding the room with natural light and creating an excellent connection between the indoor and outdoor space.

The first floor provides 2 generous double Bedrooms. The principal bedroom enjoys fitted wardrobes together with its own En-suite Shower Room, whilst the second bedroom also benefits from fitted wardrobes and is served by a well-appointed Bathroom.

Outside, the enclosed rear garden has been designed for ease of maintenance with a patio seating area and lawn, providing a pleasant space to relax, entertain or enjoy the warmer months. The property also benefits from a Garage with an allocated parking space immediately in front, offering valuable storage and secure off-road parking.

Churchill Road enjoys a convenient position on the eastern side of Bideford, within easy reach of Tesco Superstore, local schools, regular bus services and the town centre. The property also enjoys a pleasant open outlook towards the Torridge Bridge, enhancing its overall appeal.

Council Tax Band

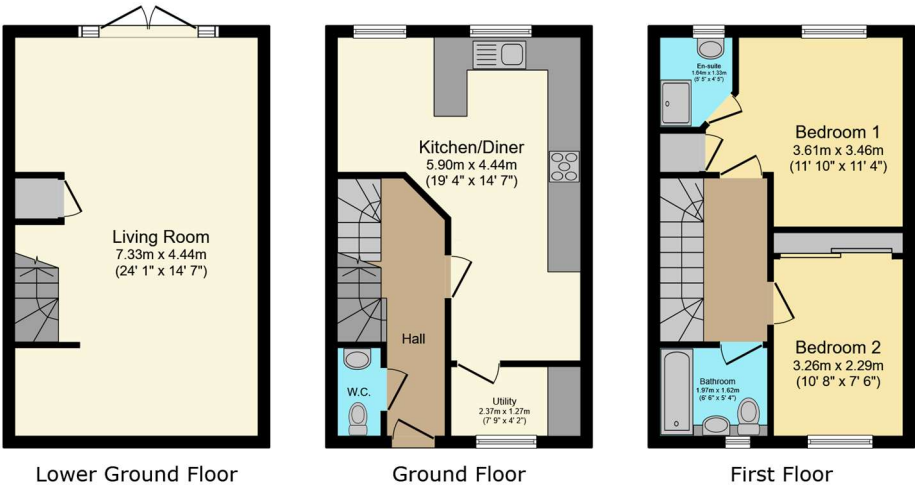
A - Torridge District Council



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Total floor area: 97.7 sq.m. (1,051 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay, proceed across the long bridge. At the mini roundabout, continue straight across passing The Royal Hotel on your left hand side and stay on this road onto Torrington Lane. Proceed to the top of the hill and at the roundabout, take the second exit onto Gammaton Road. Take the third turning on your right onto Chubb Road. Follow the road down the hill and turn right at the T Junction onto Churchill Road. Follow the road into the development to where the property can be found towards the bottom on your left 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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