



Bond
Oxborough
Phillips

Changing Lifestyles

13 Clifton Street
Bideford
Devon
EX39 4ET

Asking Price: £160,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

13 Clifton Street, Bideford, Devon, EX39 4ET

A SPACIOUS TERRACED HOME WITH NO ONWARD CHAIN



- 2-3 Bedrooms

Bright & spacious open-plan Living / Dining Room with bay window to the front

Fitted Kitchen

Particularly spacious 4-piece Bathroom

- Versatile loft room with stunning River Torridge views
- Enclosed courtyard garden with Outbuilding having plumbing
- Walking distance to Bideford Town Centre, Chudleigh Fort & Tarka Trail



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Situated on a popular residential street within easy reach of Bideford Town Centre, this is a fantastic opportunity to acquire a particularly spacious 2-3 Bedroom terraced home offered to the market with the significant advantage of no onward chain. Previously let, the property would make an excellent investment purchase, while its generous accommodation and convenient location will equally appeal to first time buyers and families.

On-street parking is available to the front and rear of the property, while nearby attractions including Chudleigh Fort and the renowned Tarka Trail provide excellent opportunities for walking and outdoor recreation.

The accommodation begins with a bright and spacious open-plan Living / Dining Room, enhanced by a bay window to the front and a feature stone display unit, ideal for housing audiovisual equipment. The adjoining Kitchen is fitted with a range of eye and base level units with matching drawers and incorporates a built-in oven, hob with extractor hood over and space for a fridge / freezer.

To the rear, the enclosed courtyard garden offers a low-maintenance outdoor space with a raised decking area - perfect for relaxing or entertaining. A substantial block-built outbuilding provides excellent storage and benefits from plumbing for a washing machine, creating a practical utility space.

On the first floor are 2 well-proportioned Bedrooms. The principal bedroom overlooks the front of the property, while the second enjoys attractive views across the town and surrounding countryside. Also on this level is a particularly spacious 4-piece Bathroom, fitted with a panelled bath, fully enclosed shower cubicle, pedestal wash hand basin and WC. A useful landing area houses the gas fired combination boiler and provides access to the impressive loft room.

A real highlight of the property is the spacious Loft Room which offers tremendous versatility as an occasional bedroom, home office or hobby room. From here, the elevated views across Bideford, the River Torridge and the surrounding countryside are simply outstanding and must be seen to be fully appreciated.

Representing excellent value for money and offering generous, flexible accommodation in a convenient location, this is a home that is sure to attract a wide range of purchasers.

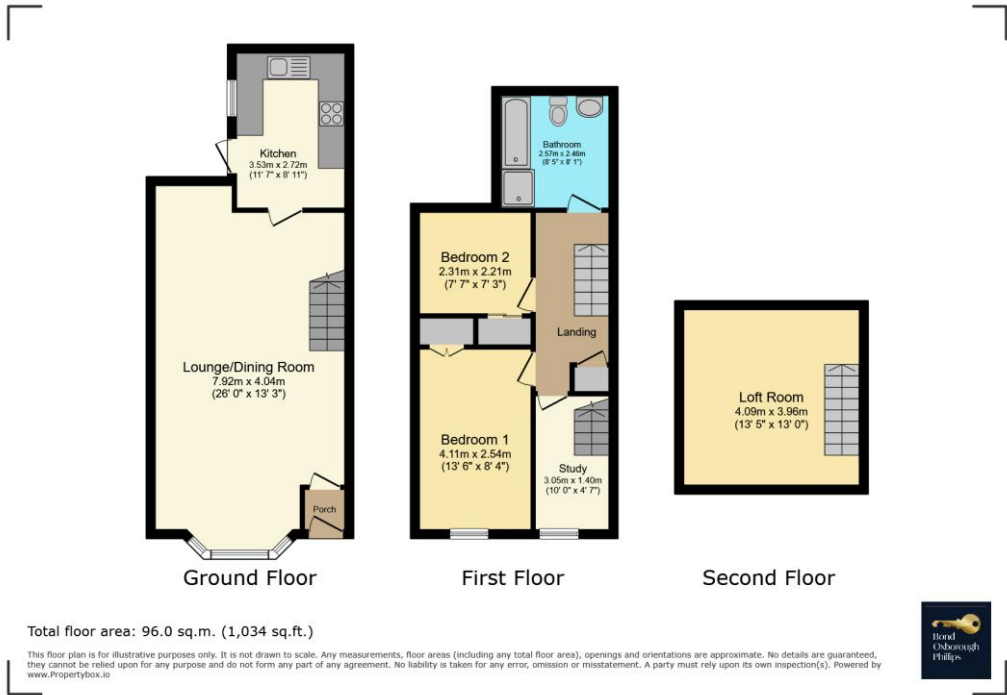
Council Tax Band

A - Torridge District Council

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed over the Old Bideford Bridge and continue straight on at the mini roundabout onto Torrington Lane. Take the right hand turning into Torridge Mount and take the second left hand turning onto Clifton Street. Proceed a short distance to where number 13 will be situated after a short distance on your left hand side clearly displaying a numberplate.

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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