



Bond
Oxborough
Phillips

Changing Lifestyles

15 Royston Road
Bideford
Devon
EX39 3AN

Asking Price: £160,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

15 Royston Road, Bideford, Devon, EX39 3AN

SPACIOUS TERRACED HOME WITH NO ONWARD CHAIN & OFFERING EXCELLENT POTENTIAL



- 3 Bedrooms

- Bright Living Room with bay window & feature fireplace
 - Versatile second Reception Room
 - Conservatory overlooking the garden
- Functional Kitchen with excellent scope for improvement
- Generous, level garden with 2 storage sheds
- Walking distance to Bideford Town Centre & Bideford College
- Combining generous proportions, period character & outstanding potential, this is a fantastic opportunity to create a wonderful family home



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

15 Royston Road, Bideford, Devon, EX39 3AN

Changing Lifestyles

Situated within easy reach of Bideford Town Centre and a short walk from Bideford College, this spacious 3 Bedroom terraced home offers an exciting opportunity for buyers looking to modernise and add value. Available with no onward chain, it is an ideal purchase for first time buyers, young families, investors or those keen to create a home tailored to their own style.

The accommodation includes a bright Living Room with a bay window and feature fireplace, a versatile second Reception Room with access to the Conservatory, plus a functional Kitchen with excellent scope for improvement.

The Conservatory overlooks the fully enclosed rear garden, providing useful additional living space.

Outside, the generous, level garden offers plenty of room for children, entertaining or landscaping, with 2 storage sheds included.

Upstairs are 3 well-proportioned Bedrooms, including 2 generous doubles, all retaining attractive picture rails. The Bathroom is fitted with a bath and shower over, pedestal wash hand basin and WC.

Although the property would benefit from updating, it is perfectly liveable as it stands, allowing improvements to be made over time.

Combining generous proportions, period character and outstanding potential, this is a fantastic opportunity to create a wonderful family home in a convenient location.

Agents Note

The house currently has some night storage heaters. We understand a gas supply was previously connected to the property so this should be straightforward to reconnect if desired.

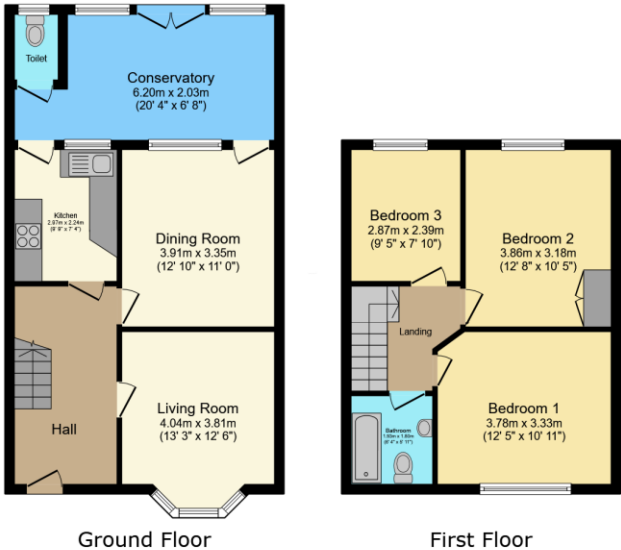
Council Tax Band

B - Torridge District Council

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

15 Royston Road, Bideford, Devon, EX39 3AN



Total floor area: 100.0 sq.m. (1,076 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



Directions

From Bideford Quay, proceed up the High Street and continue to the very top. Turn left at the junction and take the next right hand turning onto Abbotsham Road. Continue through the traffic lights before taking the next left hand turning onto Royston Road. Number 26 will be found on your left hand side.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com