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Changing Lifestyles

39 Royston Road
Bideford
Devon
EX39 3AW

Asking Price: £225,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

39 Royston Road, Bideford, Devon, EX39 3AW

AN EXCEPTIONALLY WELL-PRESENTED HOUSE



- 3 Bedrooms
- Stylish bay-fronted Lounge with pebble-effect gas fire
- Spacious Kitchen / Family / Dining Room with sociable layout
 - Fully tiled, neat Bathroom
 - Fitted blinds included
- Tiered rear garden with decking, patio & storage shed
- On-street parking available
- Popular location near Bideford Town Centre



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Overview

This exceptionally well-presented 3 Bedroom mid-terrace house occupies a popular location on the outskirts of Bideford Town Centre and offers convenient on-street parking. Clearly cherished and maintained meticulously by its current owner, the home boasts fantastic kerb appeal, enhanced by a low-maintenance front garden neatly enclosed by an attractive stone wall.

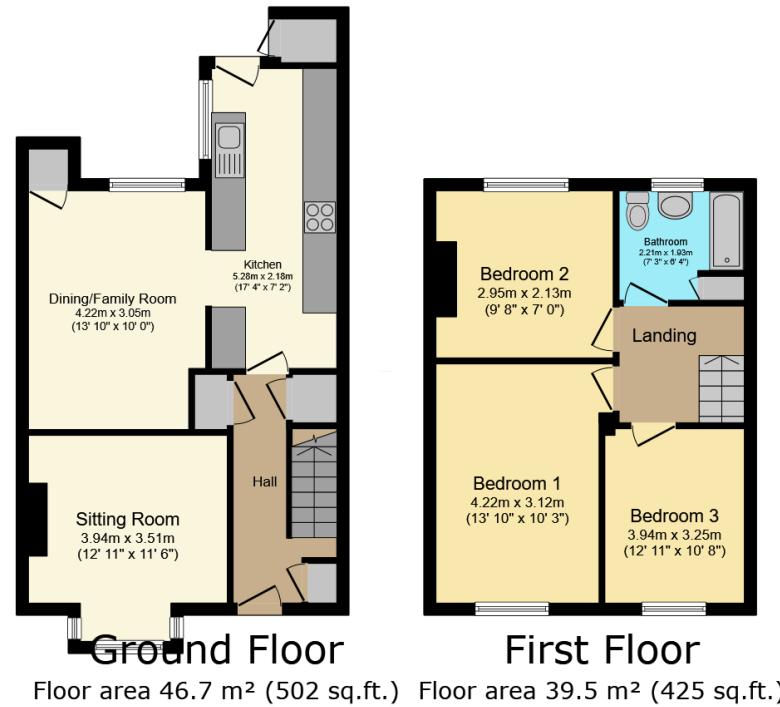
Upon entering, a welcoming Hallway guides you to the stylish front room, flooded with natural light from a charming bay window and warmed by an appealing pebble-effect gas fire - ideal for relaxing evenings. Towards the rear, the spacious Kitchen and Family / Dining Room has been thoughtfully designed with partial separation, maintaining a wonderful balance between open sociability and clearly defined spaces. The bright Dining area overlooks the rear garden and conveniently houses a cupboard containing the 4-year-old boiler. Adjacent, the attractive Kitchen features a built-in oven, 4-ring gas hob with extractor, space and plumbing for a washing machine, space for a fridge / freezer and potential for dishwasher installation. The Kitchen opens directly onto a beautifully arranged 2-tier garden featuring an inviting decked area - perfect for relaxation, with steps descending to a lower patio, generous storage shed and practical pedestrian rear access.

Upstairs, 3 Bedrooms continue the home's immaculate presentation: 2 spacious double Bedrooms and a versatile third room ideal for a child's bedroom or home office. Completing the accommodation is a neatly finished, fully tiled Bathroom.

Additionally, the fitted blinds that feature in most of the rooms are included within the sale, adding convenience and style.

Council Tax Band

B - Torridge District Council



TOTAL: 86.1 m² (927 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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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

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 39 will be found up the hill 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	