



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

15 Glendale Terrace  
Bideford  
Devon  
EX39 2PN

**Offers In the Region Of: £195,000**  
**Freehold**



**Changing Lifestyles**

**01237 479 999**  
**bideford@bopproperty.com**



15 Glendale Terrace, Bideford, Devon, EX39 2PN

## A SPACIOUS MID-TERRACED HOME



- 3 Bedrooms
- Entrance Hall with original tiled flooring
- Large open-plan Living / Dining Room with dual aspect windows
- Generous Kitchen with scope for modernisation
  - Newly fitted Bathroom
- Enclosed front garden & low-maintenance rear garden
  - A short & level walk to Bideford Town Centre, the Quay, Victoria Park, Morrisons Supermarket & the Kenwith Valley Nature Reserve
- No onward chain



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.

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## Changing Lifestyles

**This is a fantastic opportunity to acquire a particularly spacious 3 Bedroom mid-terrace home, ideally positioned on level ground within a short walk of Bideford Town Centre, the Quay, Victoria Park, Morrisons Supermarket and the picturesque Kenwith Valley Nature Reserve.**

**This well-proportioned property is offered for sale with no onward chain and vacant possession, presenting an excellent prospect for both families and those seeking convenience and space in a central location.**

**The house benefits from a fully enclosed front garden which opens into a welcoming Entrance Hall boasting original tiled flooring. The generous open-plan Living / Dining Room features a UPVC double glazed bay window to the front and another overlooking the rear garden, allowing for an abundance of natural light throughout. This flexible space could easily be arranged as two separate rooms or enjoyed as one large sociable area. The Kitchen is well-equipped and generously sized, with scope for updating to suit a buyer's taste. To the rear, the garden is fully enclosed, level and very low-maintenance, making it a great space for busy families, outdoor relaxation or pot plant enthusiasts.**

**Upstairs, the Main Bedroom is an impressive double with built-in wardrobes and a large UPVC double glazed bay window as well as a further window. The second and third Bedrooms are also well-sized doubles, making this an ideal family home. A newly fitted Bathroom suite completes the upstairs accommodation with a touch of modern comfort.**

**With on-street parking available to the front and surrounding roads, and its superb location, this competitively priced home is highly recommended for early viewing.**

### **Council Tax Band**

A - Torridge District Council

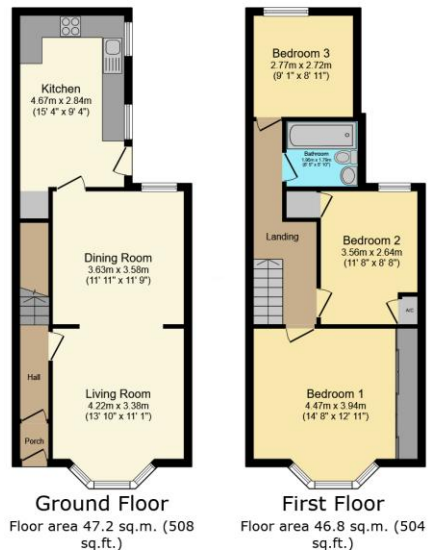
### **Agents Note**

Please note that this property has a gas fired back boiler.



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Total floor area: 94.0 sq.m. (1,012 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](http://www.Propertybox.ie)



## Have a property to sell or let?

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Directions

From Bideford Quay proceed towards Northam passing Morrisons Supermarket on your right hand side. Take the next left hand turning into Glendale Terrace. Number 15 will be located 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.

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.