



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

100 Clovelly Road  
Bideford  
Devon  
EX39 3DF

**Asking Price: £260,000 Freehold**



**Changing Lifestyles**

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



100 Clovelly Road, Bideford, Devon, EX39 3DF

## A SUPERB MID-TERRACE FAMILY HOME

- 3 Bedrooms
- Bay fronted Sitting Room
- Impressive open-plan Kitchen / Diner / Snug with French doors opening to the private rear garden
  - Utility Room & downstairs Cloakroom
  - Modern & stylish Shower Room
- Peaceful, low-maintenance patio backing directly onto allotments
  - Private parking for 2 cars & potential for a garage
- Beautiful rooftop views towards the Torridge Estuary & countryside beyond
  - Electric car charging point & owned solar panels
  - This property has charming interiors, practical additions & exceptional views



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.



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

100 Clovelly Road, Bideford, Devon, EX39 3DF

## Changing Lifestyles

Occupying an elevated position with beautiful open views across the rooftops towards the Torridge Estuary and the Devon countryside beyond, this deceptively spacious 3 Bedroom mid-terrace house offers a superb blend of character and modern convenience.

The property is set back from the road with steps rising to a low-maintenance front garden, framed by period bay windows that give a glimpse of the space and light inside. On entering the home, you're greeted by a welcoming Entrance Hall with stairs to the first floor and access to all ground floor rooms. To the front, the bay fronted Sitting Room provides a lovely retreat with plenty of natural light. Further along, the property opens up into an impressive open-plan Kitchen / Diner / Snug. The Kitchen, itself, is well-appointed with a central island incorporating the sink, while the Dining / Snug area to the rear is centred around an electric fire, flanked by useful countertop spaces built into the chimney recesses.

French doors lead directly out onto the private rear garden - a peaceful, low-maintenance patio that offers uninterrupted, elevated views towards Instow and beyond. This tranquil space backs directly onto allotments, creating an unexpectedly quiet setting. At the end of the garden, a gated fence opens to a private parking area with space for 2 cars and potential for a garage, if desired. The current owners have installed an electric car charging point with smartphone integration, allowing off-peak charging as standard.

A Utility Room, forming part of a useful ground floor extension, provides additional space and a downstairs Cloakroom, along with a second access to the garden.

Upstairs, the property continues to impress. The main and second Bedrooms are both generous doubles, while the third Bedroom makes an ideal single room, nursery or study. A modern and stylish Shower Room completes the accommodation.

The property also benefits from fully owned solar panels with a battery system, reducing energy costs and offering a lifetime guarantee transferrable to the next owner.

With charming interiors, practical additions and exceptional views, this is a rare and inviting home that is ready to move straight into.

### Council Tax Band

B - Torridge District Council



Changing Lifestyles

01237 479 999  
bideford@bopproperty.com



100 Clovelly Road, Bideford, Devon, EX39 3DF



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?

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	94 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Directions

From Bideford Quay proceed up the High Street turning left at the top and continue through Old Town, passing the fire station on your left. Continue onto Clovelly Road, heading up the hill and over a pedestrian crossing to where number 100 will be located on your right hand side displaying a For Sale Board.

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@boproperty.com