



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

75 Riverside Court  
Bideford  
Devon  
EX39 2RY

**Guide Price: £259,500 Freehold**



Changing Lifestyles

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

75 Riverside Court, Bideford, Devon, EX39 2RY



## AN IMMACULATELY PRESENTED PROPERTY OCCUPYING A PRIME RIVERSIDE LOCATION

- 3 Bedrooms

- Spacious Lounge with French doors opening onto rear garden
  - Stylish Kitchen / Dining Room
- Ground Floor Cloakroom & First Floor Bathroom
- Prime riverside location within walking distance of Bideford Town & the South West Coast Path
- End-of-terrace position offering added privacy and natural light
  - Private block-paved driveway providing off-road parking for 2 vehicles
  - Fully enclosed, low-maintenance rear garden with shed & rear access



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

Tucked away in the ever-popular Riverside Court development, just moments from the River Torridge and within easy reach of Bideford's vibrant town centre, this immaculate 3 Bedroom end-terrace home offers a perfect blend of stylish living and coastal lifestyle. With the South West Coast Path practically on your doorstep and scenic riverside walks a stone's throw away, this property is ideal for those seeking comfort, convenience and community.

Step beneath the attractive tiled Canopy Porch into a welcoming Reception Hall with useful built-in storage and a handy ground floor Cloakroom. The spacious Lounge is flooded with natural light thanks to large rear windows and French doors that open directly onto a fully enclosed, low-maintenance patio garden - perfect for alfresco dining or relaxing in privacy.

At the heart of the home is a beautifully appointed Kitchen / Dining Room, featuring quality fitted units and integrated appliances including a gas hob, electric oven and stainless steel extractor. A dog-legged staircase rises to the first floor, where a bright Landing with window and airing cupboard provides access to an insulated loft space.

There are three well-proportioned Bedrooms, with the Principal Bedroom benefiting from a fitted double wardrobe and additional built-in cupboard. The modern Family Bathroom completes the upstairs accommodation.

Externally, the property boasts a beautifully laid block-paved driveway providing private off-road parking for 2 vehicles. The rear garden is fully enclosed, designed for ease of maintenance, and includes a purpose-built shed along with rear pedestrian access - an ideal set-up for active lifestyles or dog owners.

Whether you're looking to downsize, invest or find your next family home, this turn-key property promises a relaxed lifestyle in a sought after riverside setting. Viewing is highly recommended.

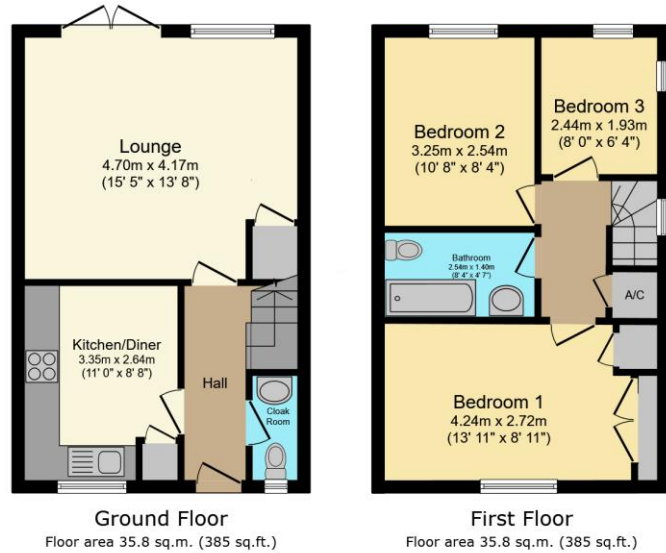
### Council Tax Band

C - Torridge District Council



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Total floor area: 71.6 sq.m. (771 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 inspector(s). Powered by 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		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	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.

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## Directions

From Bideford Quay proceed towards Northam and take the first right turn onto Park Avenue. At the junction turn right onto Chanters Road and follow the road as it bears right and then left where number 75 Riverside Court will be found on the right displaying a numberplate and For Sale notice.