



Bond
Oxborough
Phillips

Changing Lifestyles

121 Churchill Road
Bideford
Devon
EX39 4HH

Asking Price: £170,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

121 Churchill Road, Bideford, Devon, EX39 4HH

AN END-OF-TERRACE HOME OFFERING POTENTIAL FOR IMPROVEMENT

- 2 Bedrooms
- Well-proportioned Lounge with a large window
- Generous Kitchen / Diner
- Rear Conservatory with direct access to the garden
- Upstairs Bathroom
- Occupying a peaceful & set-back position with an outlook over a wide green space
- Rear garden with patio area & tiered lawn with garden shed
- Unrestricted on-street parking nearby
- The property is an ideal first home or investment opportunity with plenty of potential



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay. Bideford also supports a raft of interesting independent shops and small businesses in its narrow streets.

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Occupying a peaceful and set-back position in East-the-Water, 121 Churchill Road is a two Bedroom end-of-terrace home offering a practical layout and excellent potential for improvement. The property enjoys a pleasant front outlook over a wide green space, and while some modernisation is required, it benefits from double glazing, mains gas central heating and a Conservatory extension to the rear.

The front door opens into a small Entrance Hall with stairs rising to the first floor. To the left is a well-proportioned Lounge with a large window providing a good level of natural light. To the rear of the property is a generous Kitchen / Diner with fitted units and space for freestanding appliances, as well as a useful understairs cupboard. A door from the Kitchen leads through to the rear Conservatory, which offers additional living space and direct access out to the garden.

Upstairs are two Bedrooms and a Bathroom. The Main Bedroom spans the full width of the front of the house and enjoys an open outlook. The second Bedroom is a good sized single room overlooking the rear garden, while the Bathroom is fitted with a 3-piece suite.

To the rear, the garden is arranged in two sections – a narrow patio area immediately behind the house, which supports the conservatory extension, and a tiered lawn below with a timber garden shed. Although there is no allocated parking, unrestricted on-street parking is available nearby. The house sits at the end of a terrace with a wide grass area to the front and a pedestrian pathway leading directly to the road.

With its great position, decent proportions and scope for cosmetic updates, 121 Churchill Road is an ideal first home or investment opportunity with plenty of potential.

Council Tax Band

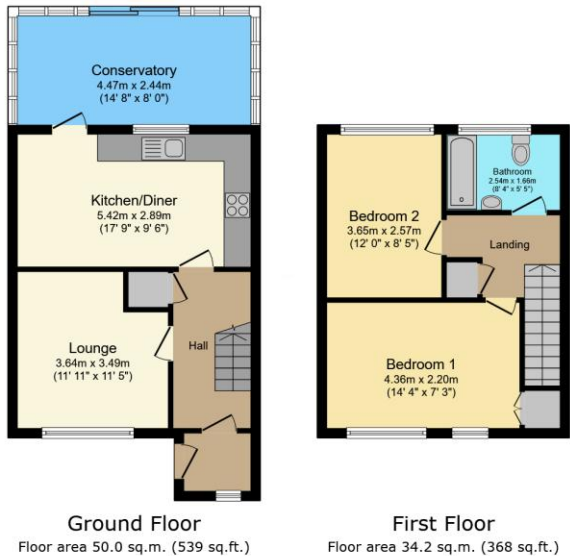
A – Torridge District Council



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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](#)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout continue straight onto Torrington Lane. At the next roundabout take the second exit onto Gammaton Road and continue on this road as it bears left taking the first right hand turning onto Chubb Road. Continue to the bottom of Chubb Road until you reach the junction with Churchill Road. Number 121 will be ahead of you across the green.

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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