



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

83 Clifton Street  
Bideford  
Devon  
EX39 4EX

**Guide Price: £165,000 Freehold**



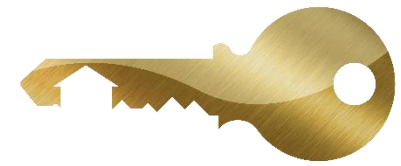
Changing Lifestyles

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



83 Clifton Street, Bideford, Devon, EX39 4EX

## A SPACIOUS BAY-FRONTED FAMILY HOME



- 3 Bedrooms
- Generously sized Living Room
- Useful Utility, separate Study space & handy Shower Room
- Impressive Kitchen / Breakfast Room opening to the rear garden
  - Upstairs Bathroom
- Rear garden measuring approximately 33' x 20'
- Unrestricted on-street parking on surrounding roads
- Gas central heating & UPVC double glazing throughout
- In need of general cosmetic refurbishment
  - 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

Positioned on the popular Clifton Street, just a short walk from the town centre and quayside, this deceptively spacious bay-fronted property offers excellent potential and flexible accommodation across two floors.

Having been extended to the rear, the ground floor provides a surprising amount of living space that will appeal to those looking for a project with scope to improve and personalise.

An Entrance Hall leads into a generously sized Living Room with a large bay window to the front. Beyond this, a useful Utility connects through to an impressive Kitchen / Breakfast Room, which forms the heart of the home and opens onto the rear garden via double doors. Also on the ground floor is a separate Study space (created from a former section of the living room) and a handy downstairs Shower Room.

On the first floor, the property offers three Bedrooms (two doubles and a single) along with a Bathroom. The front bedroom features another attractive bay window while the rear rooms enjoy a pleasant aspect over the garden.

Outside, the rear garden is of good size for a property of this type, measuring approximately 33' x 20' and offering space for outdoor seating, a lawn and further landscaping. Unrestricted on-street parking is available in the surrounding roads.

The property benefits from gas central heating and UPVC double glazing throughout, but is in need of general cosmetic refurbishment. Offered to the market for sale with no onward chain, this is a fantastic opportunity for buyers looking to take on a property they can make their own in a well-established and conveniently located part of town. Early viewing is advised to appreciate the size and potential on offer.

### Council Tax Band

B - Torridge District Council



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Total floor area: 108.1 sq.m. (1,163 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)



Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout continue straight onto Torrington Lane. Continue towards the top of the road and take the right hand turning onto Avon Road. At the mini roundabout turn right onto Clifton Street to where number 83 will be situated a short distance on your right hand side clearly displaying a numberplate and For Sale notice.

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		84 B
69-80	C	72 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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