

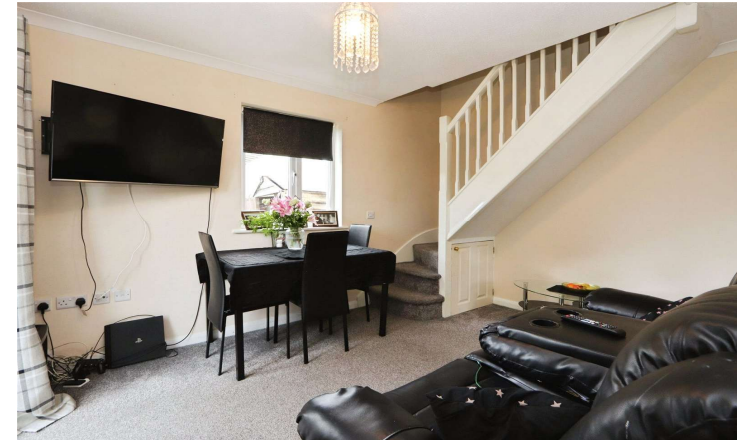


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1A Handy Cross  
Clovelly Road  
Bideford  
Devon  
EX39 3DW

**Asking Price: £200,000 Freehold**



Changing Lifestyles

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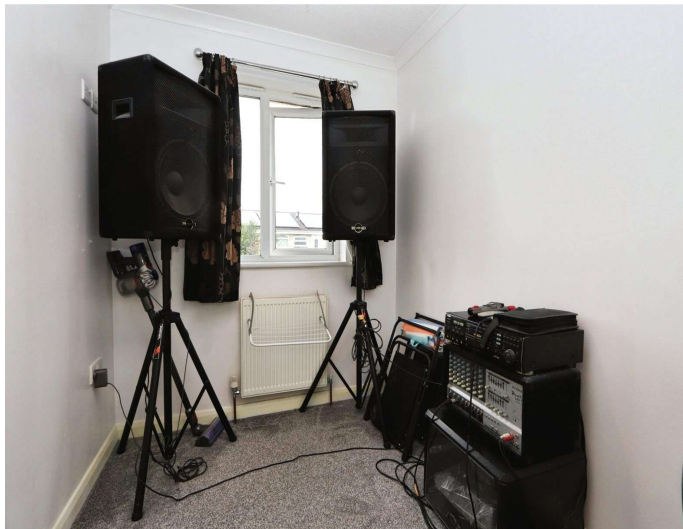
1A Handy Cross, Clovelly Road, Bideford, Devon, EX39 3DW

## A MODERN SEMI-DETACHED HOUSE WITH OFF-ROAD PARKING FOR 4 VEHICLES

- 2 Bedrooms
- Light & airy Living Room
- Fitted Kitchen with direct access to the garden
  - Upstairs Bathroom
- Gas central heating & UPVC double glazing
- Enclosed side garden, laid out for ease of upkeep
  - No onward chain
- Early viewing is highly recommended.



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 just off Clovelly Road towards the top of Bideford Town, this modern 2 Bedroom semi-detached house presents an excellent opportunity for first time buyers or investors alike. Built in recent years, the property offers well-balanced accommodation and benefits from an enclosed, low-maintenance garden, gas central heating and UPVC double glazing throughout.

The accommodation comprises a welcoming Entrance Hall leading into a light and airy Living Room with a modern finish and neutral décor. A fitted Kitchen is positioned to the front of the home, and offers a built-in fridge/freezer. A downstairs W.C. completes the ground floor. Upstairs, there are 2 well-proportioned Bedrooms (one double and one single) along with a Bathroom.

The layout is practical and low-maintenance, ideal for buyers looking for a simple and efficient home they can move straight into, or one with the potential to personalise over time.

Outside, the property is complemented by an enclosed side garden, accessed from the living room, laid out for ease of upkeep and providing a private outdoor space without the commitment of heavy gardening. Unusually for a property of this type, 1a Handy Cross also comes with its own off-road parking area, comfortably accommodating up to 4 vehicles. This practical feature, paired with the home's location near supermarkets, schools and local amenities, enhances its day-to-day convenience.

This is a home that will appeal to a wide range of buyers seeking something tidy, easy to manage and ready to go. Early viewing is highly recommended.

### Council Tax Band

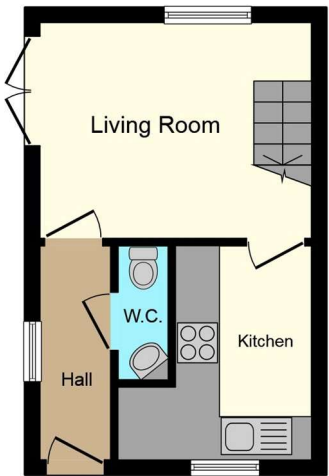
A - Torridge District Council



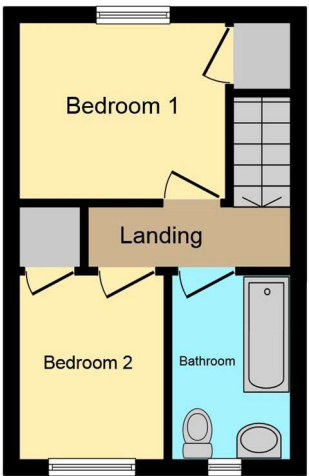
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Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.  
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Directions

From Bideford Quay proceed up the main High Street turning left at the very top. Continue straight on and proceed through Old Town. At the pedestrian crossing, continue straight onto Clovelly Road. Stay on this road and 1a Handy Cross will be found on your left hand side, just after the turning for Hamilton Close and before the left hand turning for Bowden Green. A numberplate and For Sale board will be clearly visible.

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		92 A
81-91	B		
69-80	C	75 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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