



Bond
Oxborough
Phillips

Changing Lifestyles

1B Handy Cross
Clovelly Road
Bideford
Devon
EX39 3DW

Asking Price: £179,500 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

A MODERN, COMPACT SEMI-DETACHED HOUSE



- 2 Bedrooms

- Located towards the top of Bideford Town
- Within close proximity to a shopping centre & local amenities
 - 1 allocated parking space
 - Fully enclosed, low-maintenance garden
 - GFCH & UPVC DG
 - 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 out of the norm 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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A modern semi-detached home designed for easy, comfortable living, this 2 Bedroom property offers bright interiors, gas central heating and double glazing throughout. Set within a well-kept residential area close to local amenities, schools and green spaces, it's a location that supports day-to-day convenience and an active lifestyle.

The home features 2 allocated off-road parking spaces and attractive, low-maintenance gardens – ideal for relaxing outdoors or entertaining – with the added benefit of having potential to extend, subject to any necessary consents.

Previously a long-term and highly successful rental property, it represents an excellent opportunity for first time buyers, downsizers or investors seeking a ready-to-go purchase in a consistently popular area.

Offered to the market with no onward chain, allowing for a smooth and straightforward move.

Entrance Hall

UPVC double glazed front door off. UPVC double glazed window. Fitted carpet, radiator, telephone point, smoke alarm.

Cloakroom

Corner pedestal wash hand basin and WC. Radiator, vinyl flooring, extractor fan.

Living Room - 12'2" x 9'9" (3.7m x 2.97m)

UPVC double glazed window and UPVC double glazed double doors opening to the garden. Fitted carpet, radiator, understairs storage cupboard, telephone point, TV point, stairs rising to First Floor Landing. Door to:

Kitchen - 5'7" x 9'7" (1.7m x 2.92m)

Fitted worktops and units with inset stainless steel sink and drainer unit. Built-in electric oven and hob with extractor hood over, integrated fridge / freezer, space and plumbing for washing machine. Gas fired combination boiler, radiator. UPVC double glazed window.

First Floor Landing

Fitted carpet, hatch access to loft space.

Bedroom 1 - 8'9" x 7'10" (2.67m x 2.4m)

2 UPVC double glazed windows. Fitted carpet, radiator, TV point, telephone point. Built-in storage cupboard.

Bedroom 2 - 6'5" x 8' (1.96m x 2.44m)

UPVC double glazed window. Fitted carpet, radiator, TV point. Built-in wardrobe.

Bathroom

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3-piece White suite comprising pedestal wash hand basin, close couple WC and bath with mains shower over. Vinyl flooring, towel radiator, shaver point, extractor fan. UPVC double glazed window.

Outside

To the rear of the property is a low-maintenance stone chipping garden with an exterior light and a retractable washing line.

Situated within close proximity of the property is allocated off-road parking for 1 vehicle.

Agents Note

Please note that the photos used are historic.

There is the potential to extend this property.

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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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 1b Handy Cross will be found just after the left hand turning for Hamilton Close and before the left hand turning for Bowden Green.

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