



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

53 Clifton Street  
Bideford  
Devon  
EX39 4EU

**Asking Price: £151,750 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

53 Clifton Street, Bideford, Devon, EX39 4EU



## A WELL-PROPORTIONED MID-TERRACE HOME

- 2 Bedrooms

- Living Room with large bay window
- Dining Room ample space for a family table
- Generously sized & well-equipped Kitchen
- Lower ground floor room – ideal as a utility / storage room
  - First floor Bathroom with 4-piece suite
  - On-street parking
  - Low-maintenance rear garden
- Conveniently positioned within easy reach of Bideford Town Centre
- A solid & versatile home close to local amenities, schools & transport links



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## Changing Lifestyles

53 Clifton Street is a well-proportioned 2 Bedroom mid-terrace home conveniently positioned within easy reach of Bideford Town Centre and benefiting from on-street parking directly outside. Arranged over 2 floors with additional lower ground storage, the property offers comfortable living space that will appeal to first time buyers, investors or those seeking a centrally located home.

The front door opens into an open-plan reception area that combines both living and dining spaces. To the front, the Living Room enjoys a large bay window which allows plenty of natural light to fill the room, creating a welcoming and comfortable space for everyday living. The Dining Room sits neatly to the rear, providing ample room for a family table and chairs while remaining well-connected to the rest of the ground floor.

Leading on from the Dining Room is a generously sized and well-equipped Kitchen, fitted with a range of matching units and work surfaces, offering good storage and preparation space. From here, steps lead down to the rear garden, making it practical for everyday use and entertaining. The garden, itself, is low-maintenance with artificial grass.

A particularly useful feature of the property is the additional lower ground room located beneath the Kitchen. Originally housing an external toilet, this space is now utilised as a large utility and storage room, providing excellent flexibility and far more space than typically found in properties of this style.

Upstairs, the first floor comprises 2 Bedrooms and a spacious Bathroom. The main bedroom is notably large and offers plenty of room for bedroom furniture, while the second bedroom is a comfortable double or generous single. The bathroom is well-sized and fitted with both a bath and a separate shower, catering well to modern family needs.

With its practical layout, additional storage options and convenient location, 53 Clifton Street represents a solid and versatile home close to local amenities, schools and transport links, making it a sensible choice for a wide range of buyers.

### Council Tax Band

A - Torridge District Council



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Total floor area: 82.0 sq.m. (883 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed over the Old Bideford Bridge and continue straight on at the mini roundabout onto Torrington Lane. Take the right hand turning into Torridge Mount and take the second left hand turning onto Clifton Street. Proceed towards the middle of the hill to where number 53 will be situated on your left hand side clearly displaying a numberplate.

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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