



Bond
Oxborough
Phillips

Changing Lifestyles

93 Chanters Road
Bideford
Devon
EX39 2QP

Asking Price: £275,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

93 Chanters Road, Bideford, Devon, EX39 2QP



A SPACIOUS HOME WITH A GARAGE & PRIVATE PARKING SPACE

- 3-4 Bedrooms

- Versatile Dining Room / Bedroom with shower & wash basin & patio doors opening onto the rear patio
 - Generous Living Room with bay window
 - Kitchen with direct access to the rear garden
 - Ground Floor WC & Pantry
 - Upstairs Bathroom
 - Rear garden with patio & mature lawn
 - Single Garage & private parking space
- Far-reaching views across Bideford, the Torrridge Bridge & surrounding countryside
- Located just moments from scenic riverside footpaths that follow the estuary
 - No onward chain



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Tucked into an elevated position along Chanters Road, this deceptively spacious mid-terrace home enjoys far-reaching views across Bideford, the Torridge Bridge and surrounding countryside, while sitting just moments from scenic riverside footpaths that follow the estuary. The town centre is a short walk away, passing through Victoria Park. Arranged over 2 floors, the property offers flexible 3-4 Bedroom accommodation and is available for sale with no onward chain, making it an attractive prospect for a range of buyers.

The front door opens into a welcoming Entrance Hall with stairs rising to the first floor. To the front of the house is a generous Living Room, featuring a bay window that draws in plenty of natural light and frames the outlook beautifully. A fireplace houses an gas fire providing a focal point, creating a comfortable and relaxing main reception space. To the rear of the ground floor is a versatile Dining Room, which has previously been adapted for ground floor living and currently incorporates a shower and wash basin. This room could continue to serve as a bedroom, or be reconfigured back into a more traditional dining or family space depending on requirements. Patio doors from here open directly onto the rear patio - ideal for indoor-outdoor living. The Kitchen sits beyond, offering ample storage and worktop space, along with direct access to the rear garden. A ground floor WC and pantry add further practicality.

Upstairs, the first floor provides 3 well-proportioned Bedrooms, including 2 comfortable doubles and a generous single, all served by a modern Bathroom. The elevated position of the house means several rooms benefit from attractive open views.

Externally, the rear garden is arranged over levels, with a patio area leading to steps that rise to a mature lawn bordered by established planting. At the top of the garden is a Single Garage with a private parking space in front, accessed via a private road - a valuable feature in this location.

The property is gas centrally heated via a mains boiler, with all other services also connected to mains. Its combination of flexible living space, views, garage and parking, along with proximity to the estuary and town amenities, makes this a compelling home in a well-regarded part of Bideford.

Council Tax Band

B - Torridge District Council



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Total floor area: 97.2 sq.m. (1,046 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay, with the River Torridge on your right hand side, travel along Kingsley Road passing Morrisons Supermarket on your right hand side. Take the right hand turning onto Chanters Road and follow this road passing the Primary School on your left hand side. Continue into Riverside Court taking the next left hand turning to Riverbank Cottages. From here, take a right to where number 93 will be found in the terrace of houses elevated over the road.

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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