



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Chudleigh Terrace  
Bideford  
Devon  
EX39 4BG

**Asking Price: £200,000 Freehold**



Changing Lifestyles

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

### 3 Chudleigh Terrace, Bideford, Devon, EX39 4BG

#### ATTRACTIVE STONE-FRONTED TERRACE NEAR THE TARKA TRAIL & CHUDLEIGH FORT



- 2 Bedrooms

- Front Living Room with feature fireplace & attractive bay window
- Main Living Room - centrally positioned within the home
- Kitchen with direct access to the rear garden
  - Enclosed rear garden with patio
  - Walking distance to Tarka Trail
    - Close to Chudleigh Fort
    - 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.



Changing Lifestyles

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

3 Chudleigh Terrace, Bideford, Devon, EX39 4BG

## Changing Lifestyles

Situated within easy walking distance of Bideford's ever-popular Tarka Trail and the historic Chudleigh Fort, from which truly exceptional views across the town and estuary can be enjoyed, this attractive, stone-fronted 2 Bedroom mid-terrace home offers a superb opportunity for first time buyers, younger families or couples seeking a well-presented property ready to move straight into. The location is ideal for those who enjoy riverside walks, cycling and dog walking, whilst still remaining conveniently close to the amenities of Bideford town centre.

Available with the distinct advantage of no onward chain, the property provides a well-priced home with tasteful contemporary styling throughout. The accommodation is accessed via a charming Reception Porch featuring original tiled flooring, immediately setting the tone for the character within. This leads into a welcoming Hallway giving access to the front Living Room, a bright and inviting space enhanced by a feature fireplace, and an attractive bay window allowing plentiful natural light. Beyond this sits the main Living Room, larger in scale and centrally positioned within the home, offering a cosy yet generous reception area that can be enjoyed comfortably throughout the year. From here, the layout flows naturally into the dual-aspect Kitchen, fitted with a range of maple effect eye and base units complemented by splashbacking, a single drainer sink unit, built-in electric hob and oven with stainless steel splashback and extractor canopy, as well as space and plumbing for a washing machine. A glazed door provides direct access to the rear garden.

Externally, the rear garden features a patio area immediately outside the kitchen door - ideal for morning coffee or evening relaxation, with steps leading down to a further garden space offering additional potential for seating, planting or entertaining.

Upstairs, the landing provides access to the loft, an airing cupboard and the recently fitted boiler, installed within the last year. The Principal Bedroom is positioned to the front of the property and benefits from 2 large windows that flood the room with natural light, while the second Bedroom enjoys an outlook over the rear courtyard. The Bathroom is fitted with a modern white suite comprising a bath with electric shower over and tiled surround, pedestal wash hand basin and low level WC.

Combining character features, contemporary finish, a desirable location close to riverside walks and historic landmarks, and the significant benefit of no onward chain, this is a property that represents excellent value and is thoroughly deserving of a viewing.

### Council Tax Band

A - Torridge District Council



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

3 Chudleigh Terrace, Bideford, Devon, EX39 4BG



Total floor area: 76.8 sq.m. (827 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



## 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		85 B
69-80	C	68 D	
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.

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 over the Old Bideford Bridge. At the roundabout take the second exit and proceed up the hill for a short distance to where the property will be found on your right hand side.

Changing Lifestyles

01237 479 999  
bideford@boproperty.com