



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 Elmdale Road  
Bideford  
Devon  
EX39 3LF

**Asking Price: £225,000 Freehold**



**Changing Lifestyles**

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**[bideford@boproperty.com](mailto:bideford@boproperty.com)**

19 Elmdale Road, Bideford, Devon, EX39 3LF

## A SPACIOUS TERRACED HOME IN A QUIET CUL-DE-SAC NEAR THE TOWN CENTRE



- 3 Bedroom

- Impressive 27' dual aspect Lounge / Dining Room with bay window & French doors

- Spacious Kitchen & useful Utility

- Ground Floor Cloakroom & First Floor 4-piece Bathroom

- Ground Floor Home Office / Hobby Room / Fourth Bedroom

- Total Floor Area: 119.3 sq. (1,284 sq. ft.)

- Enclosed rear garden with patio, shed & rear access

- Large Workshop (approx. 13' x 11') with power, light & cold water connected



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Situated on the ever-popular Elmdale Road, a charming terrace of homes tucked away within a quiet cul-de-sac on level ground close to the town centre, this is a fantastic opportunity to acquire a particularly spacious 3 Bedroom family home offering generous and versatile accommodation throughout.

On entering the property, you are welcomed by a large Reception Hall with carpeted stairs rising to the First Floor, useful understairs storage and a handy coats cupboard accessed via double doors. To the right, the accommodation opens into an impressive 27'5 Lounge / Dining Room - a superb, dual aspect living space filled with natural light from a bay window to the front and French doors opening onto the rear garden. A gas fired coal effect fire provides an attractive focal point and a cosy setting for the colder months, whilst the generous proportions allow ample room for both relaxing and entertaining, including family gatherings and special occasions. The Kitchen is another notably spacious area, fitted with a range of wood-fronted base units with matching drawers and roll-top work surfaces, incorporating a built-in double eye-level oven and 4-ring gas hob with extractor over, along with space and plumbing for a dishwasher and freestanding fridge / freezer. There is also room for informal dining within the kitchen itself, creating a bright and sociable everyday living space with windows overlooking the rear garden. From here, a useful Utility Area provides additional storage, houses the gas fired combination boiler and offers direct access outside, whilst a Cloakroom includes a WC, wash hand basin and space and plumbing for laundry appliances. To the rear of the ground floor is a further versatile room which could be used as a fourth Bedroom and currently used as a Home Office - ideal for those working remotely, running a business from home or simply requiring additional hobby or study space.

Outside, the fully enclosed rear garden is designed for ease of maintenance and enjoyment, with a storage shed positioned immediately off the dining area leading onto a level patio bordered by attractive planting. At the far end of the garden is an impressive Workshop measuring approximately 13' x 11' with power, light and a sink with cold water connected, offering excellent potential as a studio, gym, workspace or further home office if required. A rear gate provides convenient access.

On the First Floor are 3 well-proportioned Bedrooms, with the principal bedroom being particularly spacious and featuring a bay window to the front along with a wall of fitted wardrobes. The second bedroom overlooks the rear garden and also benefits from fitted wardrobes, whilst the third bedroom sits to the front of the property. The Bathroom is fitted with a 4-piece suite comprising bath, separate shower, WC and wash basin. The landing also provides hatch access to a generous, boarded loft space.

Overall, this is a substantial and well-arranged home offering excellent living space both inside and out - perfectly suited to growing families or buyers seeking flexible accommodation close to amenities. An internal viewing is highly recommended to fully appreciate all that is on offer.

#### Council Tax Band

A - Torridge District Council



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Total floor area: 119.3 sq.m. (1,284 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.io



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

## Directions

From Bideford Quay proceed in the direction of Northam passing Morrisons Supermarket on your right hand side. Take the left hand turning into Alexandra Terrace and proceed to the end of the road. Take the left hand turning onto Northam Road and then turn left onto Elmdale Road. Number 19 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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