



Bond
Oxborough
Phillips

Changing Lifestyles

7 Chudleigh Avenue
Bideford
Devon
EX39 4AT

Asking Price: £285,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

7 Chudleigh Avenue, Bideford, Devon, EX39 4AT

AN ATTRACTIVE PROPERTY OPPOSITE CHUDLEIGH FORT WITH A GARAGE



- 3 Bedrooms

- Open-plan Lounge / Dining Room with feature bay window
- Fitted Kitchen leading to Rear Porch & useful Utility
 - First Floor modern Shower Room
- Attractive rear garden with block-built shed & rear access
 - Garage with power & light connected
- Quiet 'no through road' position with easy access to the Tarka Trail, schools & town



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Situated within a sought-after and established residential location on the eastern side of Bideford, this well-proportioned 3 Bedroom mid-terrace home occupies an elevated position directly opposite the historic Chudleigh Fort and enjoys a quiet setting within a 'vehicular no through road'.

The property offers comfortable and practical accommodation, ideally suited to families, first time buyers or those looking for a conveniently located home close to amenities and scenic walks.

To the ground floor, the property benefits from an open through Lounge / Dining Room featuring a bay window which provides a bright and welcoming living space. The Kitchen is positioned to the rear and leads through to a Porch with access to a useful Utility and out to the garden.

To the first floor are 3 Bedrooms along with a modern fitted Shower Room incorporating a double shower cubicle.

Externally, the property enjoys an attractive rear garden arranged with a generous patio area - ideal for seating and entertaining, opening onto a lawned garden with well-stocked flower borders. A pathway leads to a block-built shed and continues to the rear of the plot.

A particular feature of the property is the garage measuring approximately 18'6 x 13'8, benefiting from power and light and accessed via a rear vehicular lane - a valuable addition in this location.

Chudleigh Avenue is well-positioned for access to local schooling and the community centre, while Bideford Town Centre, the quayside and a wider range of shops and facilities are within easy reach. The nearby Tarka Trail also provides excellent walking and cycling opportunities.

Council Tax Band

B - Torridge District Council



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Total floor area: 97.3 sq.m. (1,048 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.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed across the Old Bridge continuing though the mini roundabout at the end past the Royal Hotel on your left hand side and onto Torrington Lane. Proceed up the hill and take the second turning on your left (this is an extremely sharp left turn) onto Grange Road. The entrance to Chudleigh Avenue will be seen on your right and the property will be found approximately half way up on your right.

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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