



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

174 Churchill Road  
Bideford  
Devon  
EX39 4GH

**Asking Price: £179,950 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

174 Churchill Road, Bideford, Devon, EX39 4GH

## A MODERN COACH HOUSE WITH A GARAGE



- 2 Bedrooms

- Spacious, open-plan Living / Dining / Kitchen area - a bright & sociable room
  - Bathroom with modern white suite
  - Gas fired central heating & double glazing throughout
- Garage providing secure parking, storage or hobby space
- Occupying a convenient position within easy reach of local amenities, nearby road links & the wider North Devon coastline
- Enjoying an attractive outlook towards open green space



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## Changing Lifestyles

**Occupying a convenient position within the popular Torridge View development, this modern 2 Bedroom coach house offers well-planned accommodation, a private garage and an attractive outlook towards open green space. Being freehold, with the only garage beneath belonging to the property, it represents a particularly straightforward and appealing opportunity for first time buyers, downsizers or those seeking a low-maintenance home.**

**The property is approached at ground floor level, with a private entrance and staircase rising to the main accommodation. Beneath the home is the Garage, benefiting from power, while the adjoining covered access leads through to parking beyond for neighbouring properties.**

**On the first floor, the accommodation opens into a spacious open-plan Living / Dining / Kitchen area measuring approximately 18'2 x 18'1. This bright and sociable room provides plenty of space for both relaxed seating and dining furniture, with the living area enjoying a pleasant outlook across nearby green space. The Kitchen is neatly arranged with modern fitted units, worktop space, a sink unit, built-in oven, hob and extractor, with further appliance space.**

**The layout is practical and easy to maintain, with 2 Bedrooms positioned away from the main living space. Bedroom 1 is a comfortable double room, while Bedroom 2 provides a versatile second bedroom, nursery or home office, depending on requirements. The Bathroom is fitted with a modern white suite comprising bath with shower over, WC and wash hand basin.**

**Further benefits include gas fired central heating and double glazing throughout, adding to the property's everyday comfort and efficiency.**

**Externally, the private garage beneath the property is a valuable feature, providing secure parking, storage or hobby space. The property enjoys a tucked-away setting within the development, with access through to parking areas beyond and attractive countryside-style views from the living space.**

**With its open-plan layout, garage, freehold tenure and convenient Bideford location, this is an excellent opportunity to acquire a modern coach house within easy reach of local amenities, nearby road links and the wider North Devon coastline.**

### **Council Tax Band**

B - Torridge District Council

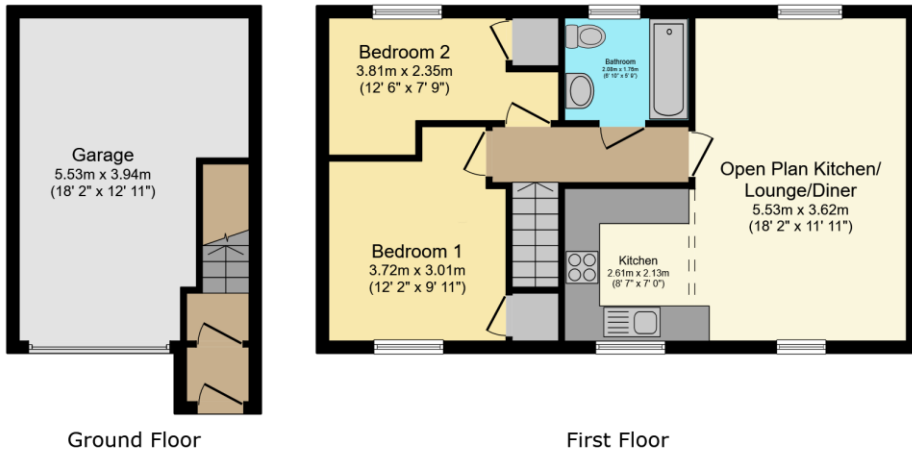
### **Artificial Intelligence**

The images in this listing have been altered using A.I., to illustrate this property with additional furnishings. None of the fixtures / fittings, i.e. kitchen units, carpets, tiling etc, have been changed in the images.

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Total floor area: 77.6 sq.m. (835 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](http://www.Propertybox.ie)



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

## Directions

From Bideford Quay cross over the Old Bideford Bridge. At the roundabout, continue straight across and proceed uphill. Follow this road to the next roundabout and take the second exit. Follow this road taking the third right hand turning onto Chubb Road. Continue along Chubb Road until reaching the junction and turn right onto Churchill Road. Follow this road to where number 174 will be situated on your right 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.

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.

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