



Bond
Oxborough
Phillips

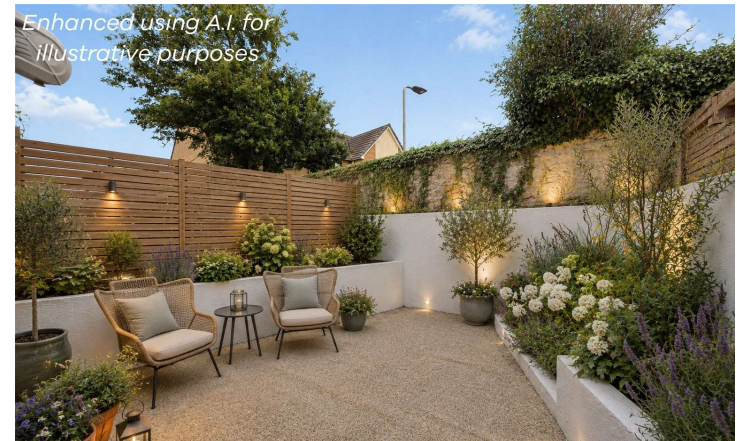
Changing Lifestyles

24 Geneva Place
Bideford
Devon
EX39 3BS

Offers Over: £175,000 Freehold



*Enhanced using A.I. for
illustrative purposes*



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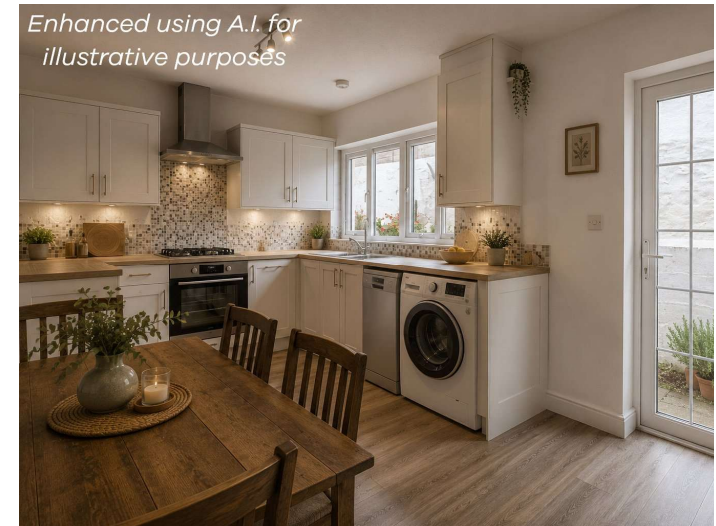
01237 479 999
bideford@boproperty.com

24 Geneva Place, Bideford, Devon, EX39 3BS



A DECEPTIVELY SPACIOUS TERRACED HOME

- 3 Bedrooms
- 21'1 x 13'6 room with ample space for dining, lounging, or any other arrangement
- Kitchen / Diner with door leading directly out to the courtyard garden
 - First floor Bathroom
- There is far more accommodation than its frontage might suggest
 - Gas fired central heating & UPVC double glazing
 - Rear courtyard garden - designed for ease of maintenance & providing a pleasant, sunny, outside space
 - No onward chain
- Unrestricted roadside parking available nearby



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Occupying a convenient position within walking distance of Bideford Quay and the town centre, this deceptively spacious 3 Bedroom terraced home offers far more accommodation than its frontage might suggest, together with a low-maintenance courtyard garden and the advantage of no onward chain.

The property is arranged over 2 floors and offers a practical layout well suited to first time buyers, families, investors or those seeking an easily managed home close to local amenities. The accommodation begins with an Entrance Hall providing useful cloak space before opening into a generous couple of rooms which span an impressive 21'1 x 13'6. This is a wonderfully versatile space, with windows to both the front and rear, alcove areas and ample room for dining, lounging, or any other reception arrangements. From here, an Inner Hallway gives access to the staircase, a useful ground floor Cloakroom and the Kitchen / Diner. The kitchen is fitted with a range of base and eye level units with worktop space, sink unit, built-in oven, gas hob and extractor hood. There is space and plumbing for appliances, room for a small table and chairs and a door leading directly out to the courtyard garden.

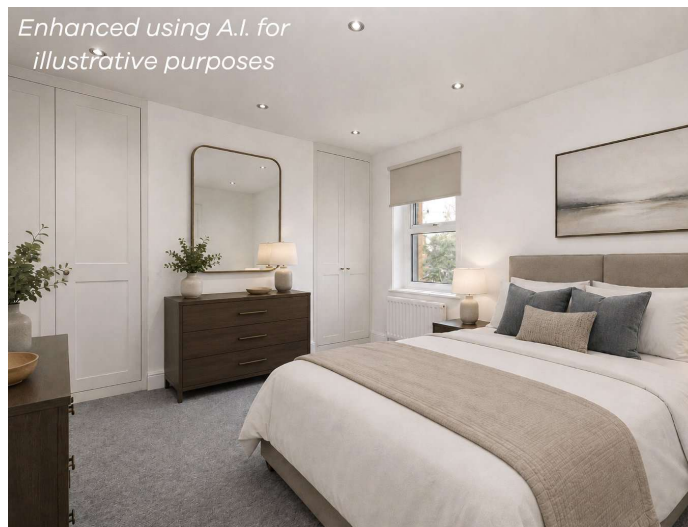
To the first floor, the landing enjoys natural light and leads to 3 well-proportioned double Bedrooms, a particularly appealing feature for a property of this style and price point. The landing itself widens at the stairwell, creating additional useable space for a home-office arrangement, without sacrificing a bedroom. Bedroom 1 enjoys a front aspect and useful alcove areas providing hanging space, while bedrooms 2 and 3 overlook the rear, with bedroom 3 enjoying views towards the courtyard garden. A Bathroom completes the first floor, fitted with a bath and wall-mounted shower over, WC and wash hand basin.

Externally, the rear courtyard garden has been designed for ease of maintenance and provides a pleasant, sunny, outside space for seating, potted planting and entertaining. There is also a raised flower bed and stone wall backdrop, giving the area character and privacy.

Further benefits include gas fired central heating, UPVC double glazing and unrestricted roadside parking available nearby on a first come, first served basis. With Bideford's shops, cafés, quay and everyday amenities all close at hand, this is an excellent opportunity to acquire a spacious and versatile town cottage in a highly convenient location.

Council Tax Band

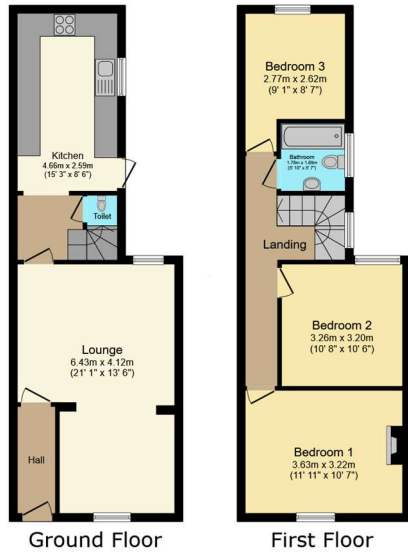
A - Torridge District Council



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Total floor area: 88.0 sq.m. (948 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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Directions

From Bideford Quay, proceed up the main High Street to the very top. Turn left onto Clovelly Road and take the first right hand turning into Geneva Place. Number 24 is located on your left hand side with a numberplate clearly displayed.

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