



Bond
Oxborough
Phillips

Changing Lifestyles

78 Clifton Street
Bideford
Devon
EX39 4EX

Asking Price: £215,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

78 Clifton Street, Bideford, Devon, EX39 4EX

A GREATLY IMPROVED & MODERNISED TERRACED HOUSE

- 4 Bedrooms

- Retaining much of its rustic period charm
 - Sitting Room with feature fireplace
 - Dining Room with wood burning stove
 - Well-equipped Kitchen of a good size
 - First Floor Shower Room
 - Solar panels & new central heating system
- Extensive south-facing rear garden providing plenty of space to sit out & relax or play or cultivate
 - Rear lane providing space to park & on-street parking
- This impressive home is quite unique in all that it offers



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay.



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This 4 Bedroom terraced house has been greatly improved and modernised by the current owners whilst still allowing the building to retain much of its rustic period charm.

Given the generous number of Bedrooms this house has, it would be perfectly suited to families providing an affordable option in a generally expensive housing market. The house has 2 Living Rooms on the Ground Floor - one having a wood burning stove that brings an extra layer of warmth and cosiness to the home. The Kitchen is well-equipped and is of a good size ensuring plenty of space for budding chefs to "do their thing". There are 4 Bedrooms on the First Floor as well as a Shower Room. There is also the option to open up the space between Bedrooms 2 and 4 to create one particularly spacious Bedroom, if desired.

The house is well-presented throughout and benefits from solar panels and a new central heating system courtesy of a new air source heat pump.

A very special feature of the house is the extensive south-facing rear garden which provides plenty of space to sit out and relax or play or cultivate, depending on requirements and interests. Beyond the rear garden is a lane providing space to park which is in addition to the on-street parking found at the front of the house.

This impressive home is quite unique in all that it offers and we would highly recommend booking a viewing to see it in person.

Reception Lobby

Panelled entrance door off. Original tiled flooring.

Reception Hall

Glazed door off. Staircase rising to First Floor. Original tiled flooring. Dado rail, radiator.

Sitting Room - 10'6" (3.2m) into bay x 11'7" (3.53m)

UPVC double glazed window. Feature fire with slate hearth. TV point, picture rail, radiator, wooden flooring.

Dining Room - 11'8" x 13'9" (3.56m x 4.2m)

UPVC double glazed window. Fireplace and slate hearth housing wood burning stove. Picture rail, radiator, TV point.

Kitchen - 8'7" x 12'8" (2.62m x 3.86m)

Single drainer stainless steel sink unit inset into wood effect worktop surface, adjoining wood effect worktop surface with storage cupboards, drawers and appliance space below, matching wall storage cabinets. Built-in 4-ring electric hob and oven with extractor canopy over. Plumbing for washing machine. Large understairs storage cupboard. 2 UPVC double glazed windows. Fully glazed door to rear garden.

First Floor Landing

Hatch access to loft space. Large storage cupboard. Radiator, dado rail, exposed wooden flooring.

Bedroom 2 - 10'5" x 8'7" (3.18m x 2.62m)

UPVC double glazed window. Radiator, picture rail, exposed wooden floor boards.

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Bedroom 1 - 13'1" x 8'9" (4m x 2.67m)

UPVC double glazed window overlooking the rear garden. Built-in wardrobe. Airing cupboard housing hot water cylinder. Picture rail, exposed wooden flooring, radiator.

Bedroom 3 - 7'6" x 8' (2.29m x 2.44m)

UPVC double glazed window enjoying garden views. Picture rail, radiator, exposed wooden flooring.

Bedroom 4 - 10'6" x 6'7" (3.2m x 2m)

UPVC double glazed window. Exposed wooden floorboards, radiator.

Shower Room

Fully enclosed shower cubicle, low level WC and vanity wash hand basin with storage cupboards below. Radiator, exposed wooden floorboards. Double glazed window.

Outside

To the front of the property is a small walled frontage whilst to the rear, and accessed from the Kitchen, is a courtyard garden which leads to a low-maintenance seating area.

The rear garden is south-facing and is bound by low walls on both sides. The garden is mainly lawned and has flower borders and flower dividers. It is a great space for children to play, to relax or for general cultivation. There are 2 storage sheds. There is rear access to a lane where you are able to park vehicles.

The rear garden is considered to be a very special feature of this property and is particularly extensive in length.

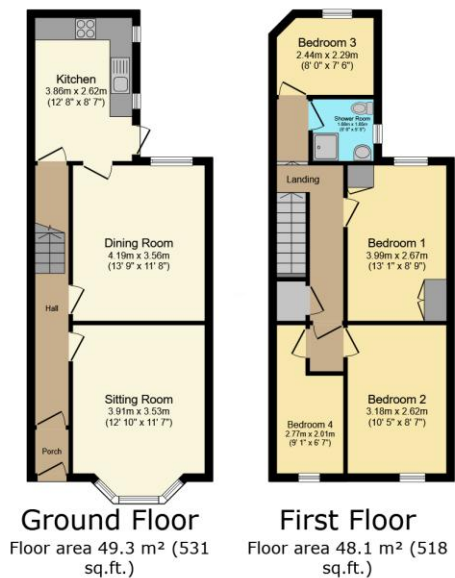
Council Tax Band

A - Torridge District Council

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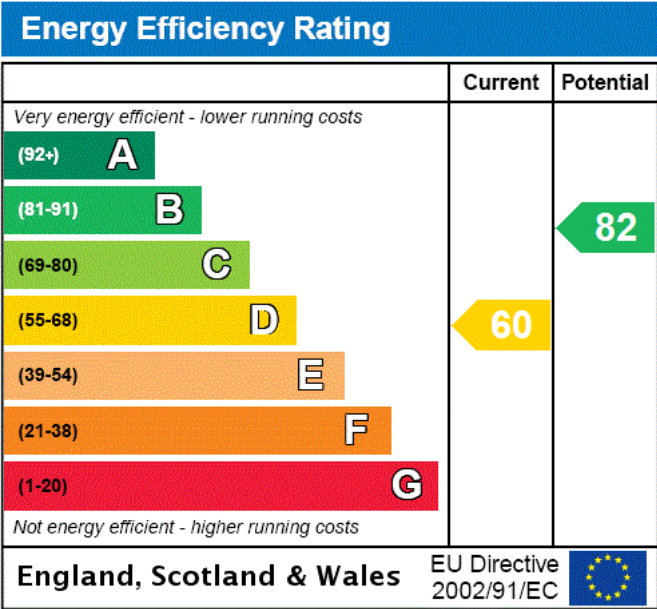


TOTAL: 97.4 m² (1,049 sq.ft.)

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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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.



Directions

From Bideford Quay proceed over the Old Bideford Bridge and continue straight on at the mini roundabout onto Torrington Lane. Take the right hand turning into Torridge Mount and take the second left hand turning onto Clifton Street. Proceed towards the top of the hill to where number 78 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.

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