



Bond  
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*Changing Lifestyles*

7 Furzebeam Terrace  
Bideford  
Devon  
EX39 4BD

**Asking Price: £185,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

7 Furzebeam Terrace, Bideford, Devon, EX39 4BD

A MUST-SEE CHARMING HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 3 Bedrooms

- Welcoming Living Room with cosy fireplace & large UPVC double glazed window
- Dining Room seamlessly flows into the Kitchen
  - Upstairs Family Bathroom
  - Neutrally decorated throughout
- Sunny, south-facing garden - perfect for enjoying the outdoors
- Located just a short stroll from Bideford Quay & local amenities
- An excellent opportunity to get on the property ladder or expand your investment portfolio



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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**Whether you're a first-time buyer or seeking a fantastic investment, this charming 3 Bedroom home is a must-see. Offered for sale with no onward chain, the property is neutrally decorated, providing a blank canvas for you to personalise. Every room is surprisingly spacious and the sunny, south-facing garden is perfect for enjoying the outdoors.**

**The photos, taken whilst the property was vacant, give a clear sense of the generous space available. On the Ground Floor, the welcoming Living Room features a cosy fireplace and a large UPVC double glazed window, allowing plenty of natural light. The Dining Room seamlessly flows into the Kitchen, which comes equipped with fitted units and space for your appliances.**

**Upstairs, you'll find 3 double Bedrooms, 2 of which are particularly spacious, along with a Family Bathroom.**

**Just a short stroll from Bideford Quay and local amenities, this end-of-terrace home is an excellent opportunity to get on the property ladder or expand your investment portfolio.**

### **Entrance door to Entrance Hall**

#### **Entrance Hall**

Built-in storage cupboard. Understairs storage space. Stairs to First Floor.

#### **Living Room - 12'4" x 12'4" (3.76m x 3.76m)**

A large room with large UPVC double glazed window to property front. Feature fireplace.

#### **Dining Room - 11' x 10' (3.35m x 3.05m)**

A spacious room with UPVC double glazed window to property rear. Archway through to Kitchen.

#### **Kitchen - 8'7" x 12'9" (2.62m x 3.89m)**

Fitted with units at eye and base level, work surfaces and inset stainless steel sink and drainer. Space and plumbing for appliances. Storage cupboard housing gas fired combination boiler. UPVC double glazed window and door to rear garden.

#### **First Floor Landing**

Hatch access to loft space.

#### **Bedroom 1 - 12'2" x 12'1" (3.7m x 3.68m)**

A generous double Bedroom with large UPVC double glazed window to property front.

#### **Bedroom 2 - 12'8" (3.86) maximum x 12'3" (3.73)**

A second generous double Bedroom with UPVC double glazed window to property rear.

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#### **Bedroom 3 - 8'2" x 8'7" (2.5m x 2.62m)**

This room is large enough to accommodate a double bed. UPVC double glazed window to rear elevation.

#### **Bathroom**

3-piece suite comprising wash hand basin, dual flush WC and bath with shower over. Built-in airing cupboard. Obscure UPVC double glazed window to property front.

#### **Outside**

The rear south-facing garden is accessed via the Kitchen. There is a decked area for seating / entertaining leading onto an artificial lawn. The garden houses a wooden Storage Shed and there is pedestrian side access which leads to a shared alleyway.

#### **Agents Note**

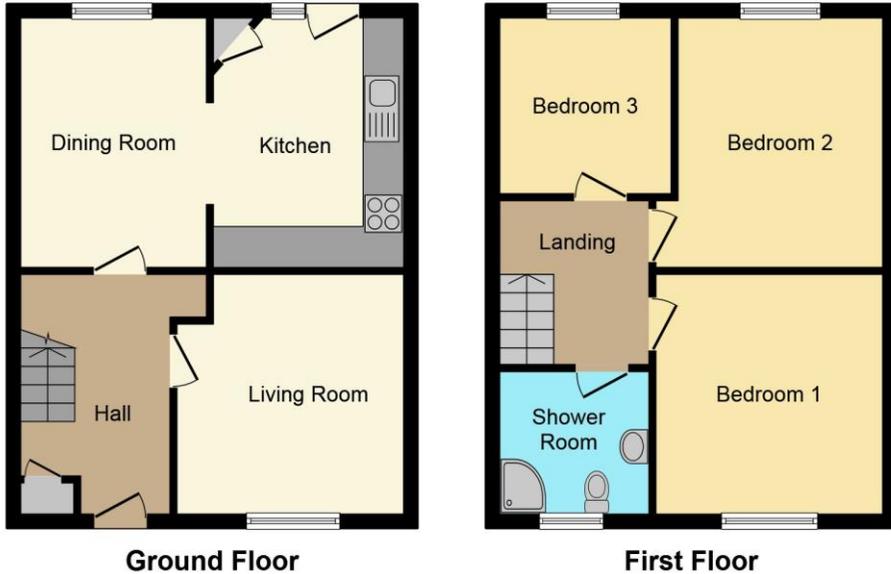
Please note that the photos used are historic.

#### **Council Tax Band**

A - Torridge District Council

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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### Directions

From Bideford Quay proceed over the Old Bideford Bridge. At the roundabout, proceed straight across onto Torrington Lane. Proceed up the hill for a short distance to where number 7 Furzebeam Terrace will be found on your right hand side.