



Bond
Oxborough
Phillips

Changing Lifestyles

50 Churchill Road
Bideford
Devon
EX39 4HQ

Asking Price: £200,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

50 Churchill Road, Bideford, Devon, EX39 4HQ

A CHARMING & GENEROUSLY PROPORTIONED TERRACED HOUSE



- 2 Bedrooms
- Spacious Lounge / Diner
- Very large Conservatory opening onto the rear garden
- Lawned rear garden with a decked seating area
- Well-equipped Kitchen & separate Utility Room
- Single-skin room at the rear of the house - ideal as a pantry, storage room, etc
 - First Floor modern Bathroom
- Plentiful on-road parking & communal parking bays
 - No onward chain
- An excellent opportunity for first time buyers or small families



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 charming and generously proportioned 2 Bedroom terraced house offers an excellent opportunity for first time buyers or small families. The property boasts a spacious Lounge / Diner - perfect for relaxing or entertaining, and a standout feature of the home is the very large Conservatory. This versatile space is ideal for various uses, from a playroom to a home office, and it opens onto the rear garden, which is mostly laid to lawn with a decked seating area adorned with flowers and shrubs.

The Kitchen is well-equipped with a range of cupboards, drawers, and work surfaces, complemented by a built-in oven and hob. A Utility Room provides additional space for domestic appliances, while a single-skin room at the rear of the house could serve as a pantry, storage room, or even a small home office.

Upstairs, there are 2 impressively sized double Bedrooms. One Bedroom features built-in storage, while the other offers extensive town and countryside views. The modern Bathroom includes a 'P' shaped bath with a shower over. The gas fired boiler is conveniently located in a cupboard on the landing.

The property benefits from plentiful parking on surrounding roads, with communal parking bays also available. This home combines generous living spaces with outdoor charm, making it an attractive and affordable choice for buyers.

Arrange your viewing today and discover the potential of this wonderful property!

Council Tax Band

A - Torridge District Council



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TOTAL: 103.9 m² (1,118 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, continue straight onto Torrington Lane. At the top of the road take the second exit at the roundabout onto Gammaton Road and take the third right hand turning onto Chubb Road. Turn immediately left onto Goaman Road and at the top of the road bear right onto Churchill Road. Proceed for a short distance and then continue down the hill to where number 50 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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