

for sale



Property Marketing Consultants
Sales & Acquisitions

01237 420899
www.markdevitt.co.uk

10 Waterloo Terrace,
Bideford,
North Devon,
EX39 3DJ



**property
marketing
consultants**

estate agency sales
& property acquisitions



www.markdevitt.co.uk

10 Waterloo Terrace (Off Clovelly Road) Bideford, North Devon. EX39 3DJ

Price Guide £210,000 freehold

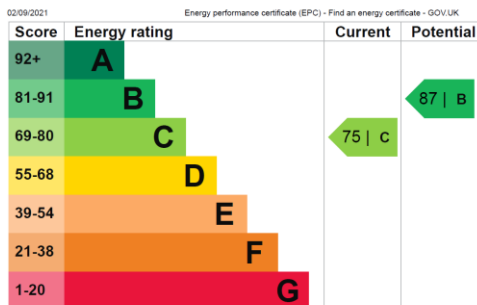
A VERY TASTEFULLY UPDATED ESTABLISHED MODERN PROPERTY AVAILABLE
WITH NO ONWARD GOING CHAIN

*** ENTRANCE LOBBY AND HALL * LIVING ROOM * NEWLY RE FITTED
KITCHEN WITH DINING SPACE * NEWLY RE FITTED BATHROOM * 3
BEDROOMS * PVC DOUBLE GLAZING * NEW BOILER AND GAS
RADIATOR CENTRAL HEATING * RE WIRED * NEW FLOOR COVERINGS *
OFF ROAD PARKING * ENCLOSED RE PAVED COURTYARD GARDEN**

This very well presented family home is very conveniently located for nearby schooling, out of town shopping and town centre amenities.

Bideford offers a good selection of shops and amenities. The town has a good national and local bus service connecting with nearby towns and coastal villages. A branch line station at Barnstaple connects via the Tarka Line with the main line stations at Exeter, an alternative mainline rail link is available at Tiverton connecting with London Paddington in just over 2 hours. The A39/A361 connects with the motorway network at Tiverton. The nearest airport is at Exeter.

North Devon's other attractions include the picturesque coastline and popular sandy beaches at Saunton, Croyde, Putsborough, Woolacombe and nearby Westward Ho!, Exmoor National Park, The Tarka Trail popular with cyclists and walkers alike which skirts the edge of The Taw Torridge Estuary and beyond. A number of golf courses are not far away which include Barnstaple, Ilfracombe, Saunton and Westward Ho! The nearby estuary villages of Instow and Appledore offer a selection of shops and amenities. Westward Ho! boasts an impressive blue flag sandy beach popular with, walkers, bathers and water sports enthusiasts alike. A full viewing is very strongly recommended to appreciate.



Accommodation all measurements being approximate:

UPVC Front Entrance Door and side screen to **Entrance Lobby** with coats cupboard Inner half glazed door with side screen leading to

Hallway with staircase off, 2 ceiling down lights, 2 power points, radiator and smoke detector

Living Room: 15' 6 x 12' 5 (4.72m x 3.78m) with feature fireplace surround and inset electric log burner style fire, 10 power points, 2 tv points, 6 down lights on dimmer switches and radiator. Leading through to

Kitchen Dining Room: 15' 9 x 14' 0 (4.80m x 4.27m) reducing to 8' 9 fitted with new range of units comprising base cupboards and drawers, recess space for washing machine and dish washer. Worktops with inset stainless steel sink and drainer unit with mixer taps. Spaces for free standing cooker and fridge freezer. Eye level cupboards and ample power points, radiator, under stairs cupboard with electric consumer unit, ceiling down lights and half glazed door to outside.,

Staircase: with hand rail leading to first floor Landing: with smoke detector and access to insulated loft space, shelved airing cupboard housing new gas fired combination boiler serving central heating and hot water,

Bedroom 1: 12' 6 x 9' 6 (3.81m x 2.90m) 8 power points, tv point and radiator

Bedroom 2: 11' 8 x 9' 6 (3.56m x 2.90m) 8 power points, tv point and radiator

Bedroom 3: 8' 7 x 6' 0 (2.62m x 1.83m) 4 power points, tv point and radiator

Bathroom: newly re fitted and fully tiled with modern white suite comprising panel bath with mixer taps, electric Triton T80 shower with glazed side screen. Close coupled WC with concealed cistern, wash basin with cupboard below, ladder style radiator and extractor

OUTSIDE To the front: A paved front forecourt providing off road parking. To the rear: An enclosed paved and walled courtyard garden space 16' 4 x 19' 2 (4.98m x 5.84m) maximum with outside light and pedestrian gate to back lane.

Agents note; the garages behind the property occasionally come up for sale or rent. Unfortunately 10 Waterloo Terrace doesn't have use of a garage at this time.

Services:

Mains gas, electricity water and drainage

Local Authority and Council Tax:

Torridge District Council, Band 'B'



**Mark Devitt Property
Marketing Consultants**
t: 01237 420899
m: 07977 045331
e: mark @ markdevitt.co.uk
www.markdevitt.co.uk

