



2 South View Terrace
Bideford, Devon EX39 3LR

Price Guide £244,950

HARDING & CO
ESTATE AGENTS & VALUERS



A substantial 5 bedroom 3 storey period house set within a terrace of similar properties on high ground in a convenient, central location commanding fine views over the town of Bideford. The accommodation is beautifully presented in a contemporary style yet retains a wealth of character features including original fireplaces, high ceilings and decorative stained glass to the windows of the front elevation which, being south-facing, throw jewel-coloured pools of light into this lovely home. 5 bedrooms (one en-suite), family bathroom, 2 receptions, kitchen/breakfast room, cloakroom, utility room, store room, low maintenance sunny front garden and rear courtyard giving access onto Northdown Road where unrestricted on-street parking is available.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



Part Glazed Entrance Door to:

Entrance Lobby

Tiled floor. Part glazed door opens to:

Reception Hall

Radiator. Stairs rising to first floor. Inset ceiling downlighters. Central heating thermostat control. Understairs storage cupboard. Karndean flooring

Sitting Room

5.31m x 4.13m (17'4 x 13'5)

A lovely bright room with far reaching views over the town. Karndean flooring. Original marble fireplace with patterned tiled slips and tiled hearth. Fitted wall recess units incorporating space for TV with cupboard under and shelving above. Two radiators. Wide double doors open to:

Dining Room

3.77m x 3.56m (12'3 x 11'6)

Original marble fireplace with patterned tiled slips. Cast iron surround. Radiator. Karndean flooring Shelving and cupboards fitting to wall recess. Radiator. View to rear courtyard. Original cornicing and ceiling rose.

Kitchen

4.62m x 2.31m (15'1 x 7'5)

Fitted with a modern range of cream gloss fronted units with stainless steel handles. Stainless steel sink with mixer tap. Base storage cupboards with rolled edge worksurfaces. Fitted tall larder cupboards. Space for large fridge/freezer. Fitted range cooker with extractor canopy above. Tiled flooring. Half glazed door to outside. Radiator. Archway leads to:

Rear Lobby

Fitted storage cupboard. Radiator. Wall mounted cupboard housing meters. Door to:

Cloakroom/Utility Room

Modern white suite of pedestal wash hand basin with mixer tap. Low flush w.c. Space and plumbing for washing machine with worksurface over.

First Floor Split Landing

Walk in storage cupboard with wall mounted combi boiler for central heating and hot water. Window to the side. Radiator.

Bedroom 4

3.65m x 3.13m (12' x 10'3)

Radiator. TV point. original cast iron fireplace with wooden surround.

Bedroom 2

3.56m x 3.35m (11'7 x 10'9)

Radiator. Cast iron fireplace with wooden surround.

Bedroom 1

4.26m x 3.44m (13'9 x 11'3)

Original cast iron fireplace with wooden surround. Window to the front enjoying a sunny aspect over the town. TV point. Radiator.

Bathroom

2.69m x 1.99m (8'8 x 6'5)

Recently refitted modern suite of white panelled bath with mixer tap. Low flush w.c. Pedestal wash hand basin with mixer tap and tiled splash back. Corner entry shower cubicle with double doors and tiled surround. Chrome heated towel ladder.

Second Floor Landing

Window. Hatch to loft space.

Bedroom 1

5.26m max x 4.44m (17'3 x 14'5)

A lovely bright room facing the front with views over the town. Radiator. Built in deep storage cupboard. Cast iron fireplace with wooden surround. TV point. Ceiling downlighters. Door opens to:

En-Suite Shower Room

Modern white suite low flush w.c. Pedestal wash hand basin with mixer tap and tiled splash back. Corner entry shower cubicle with tiled surround and electric shower. Chrome heated towel ladder. Extractor fan.

Bedroom 5 (Currently used as a Dressing Room)
3.94m max x 3.30m (12'9 x 10'8)

Cast iron fireplace with wooden surround. Built in deep storage cupboard. Ceiling downlighters.

Outside

To the front of the property there is a front garden which is completely decked for ease of maintenance providing a sunny spot to sit with pathway leading to front door. To the rear of the property is an enclosed courtyard again decked for ease of maintenance with pedestrian rear gate onto North Down Road. On street unrestricted parking.

Services: All mains services connected. Gas fired central heating. uPVC double glazing.

Energy Performance Certificate: D
Council Tax Banding: C

Directions From the quay proceed out of Bideford passing Morrisons on the right hand side. Take the next turning left into Alexandra Terrace, left again into Northam Road and upon reaching the mini roundabout turn right into Northdown Rd and the pathway leading property can found just after the 1st property in the road called The Mount. There is a rear gate on Northdown Rd with a Harding & Co for sale board.



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