



83 Clifton Street, Bideford EX39 4EX
Guide Price £166,000

 **seldons**
estate agents

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This deceptively spacious, extended 3 Bedroom home has just been refurbished with a new bathroom, new floor coverings and re-decoration throughout. It also benefits from both bath and shower rooms, UPVC double glazing and gas fired radiator central heating, front and rear gardens.

- Mid Terrace home
- Recently refurbished and re-decorated
- New Carpets/Flooring throughout
- 16ft Kitchen/Breakfast room
- 26ft Lounge/Diner
- Bathroom (new suite) and Shower room
- uPVC Double glazing
- Gas fired central heating
- No onward chain

Clifton Street is located in the lower part of Bideford East and therefore is within half a mile or so of the town's picturesque Quayside and Shopping Centre. The Town offers a good range of Shops, Schools, Health Centres and a Hospital. The property lies within a mile of the nearest junction of the Link Road which connects with the M5 at Tiverton and the National Motorway Network. Barnstaple, the area's major regional centre so that it is within 15 minutes driving distance. The coastal resort of Westward Ho!, famed for its sandy beach and adjoining Golf Course is only 3 miles away. Situated closer to home is a general store, Junior/Infants School and the Polyfield Community Centre and Playing Fields. There is also a bus route within easy reach.

This spacious home is a great opportunity for a first time buyer or buy to let investor.

Recessed Reception Porch: uPVC Entrance door to:

Reception Hall: Panelled entrance door off. Staircase rising to First Floor, new vinyl wood effect flooring.

Lounge / Dining Room: A particularly spacious room with UPVC double glazed bay window overlooking the front garden. Two fireplace recesses, new carpets.

Kitchen/Breakfast Room: Equipped with a comprehensive range of Shaker Style cream fronted fitted units comprising single



drainer sink unit, a range of work surfaces with storage cupboards, drawers and appliance space below. Space for fridge/freezer. Double oven electric stove. Built in cupboard. Gas fired central heating and domestic hot water boiler (installed in 2015). UPVC double glazed French doors leading onto the rear garden. New vinyl wood effect flooring.

Utility Area: Work surface with space and plumbing under for automatic washing machine and dishwasher.

Shower Room: 3-piece White suite comprising fully tiled shower cubicle, corner wash hand basin and WC. Laminate wood effect flooring.

First Floor Landing: Access to insulated loft space.

Bedroom 1: Built in wardrobe. Window to rear, picture rails. New carpet.

Bedroom 2: Bay window to front, picture rails. New carpet.

Bedroom 3: Window to front, picture rails. New carpet.

Bathroom: Brand new 3-piece White suite comprising modern panelled bath with shower over with tiled surround, pedestal wash hand basin and low level WC. New vinyl wood effect flooring

Outside: To the front of the property is an enclosed lawned garden. A gate provides pedestrian access onto a pathway which leads to the front door. To the rear of the property is a good size garden which comprising a timber decking area with steps down to a level garden.

General:

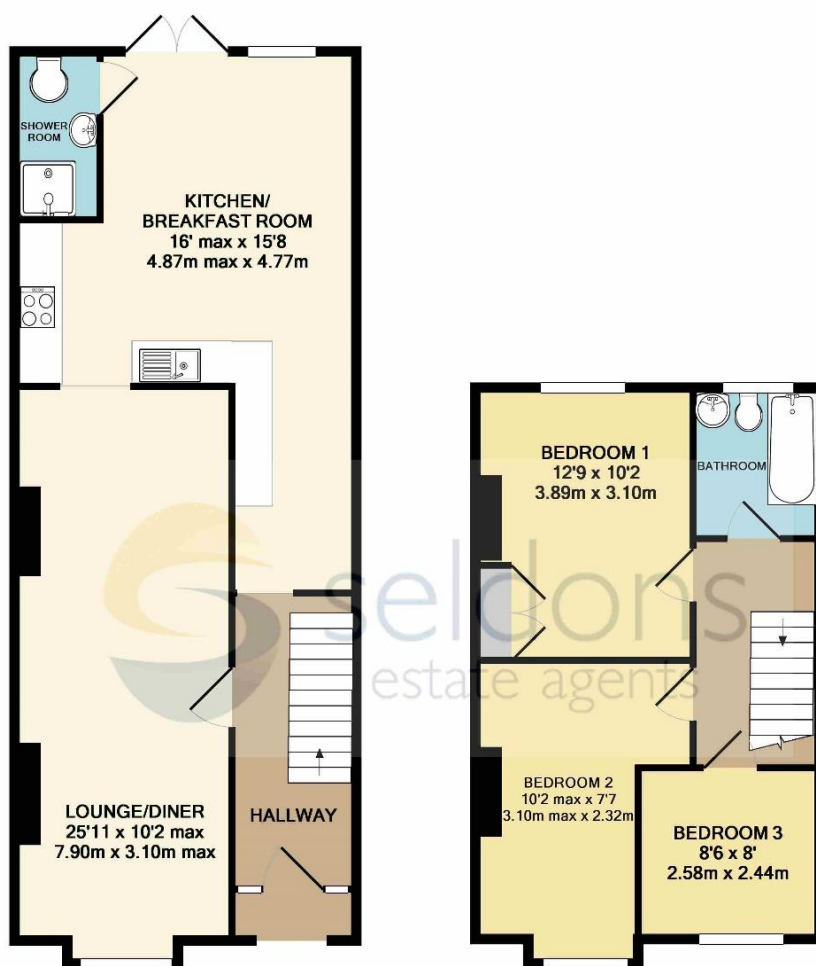
Council Tax: Band B

Services: All Mains connected

Tenure: Freehold

Directions: From Bideford Quay, proceed across the bridge taking the second exit at the roundabout into Torridge Hill. Continue along this road and take the third turning on the right, Avon Road, and then turn immediately right again into Clifton Street where the property can be found on the right hand side clearly displayed our For Sale board.





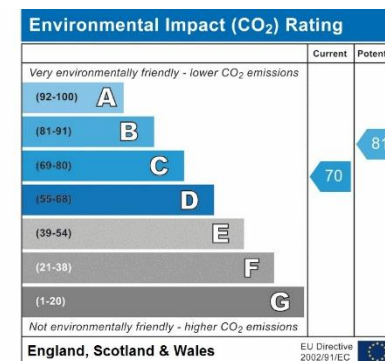
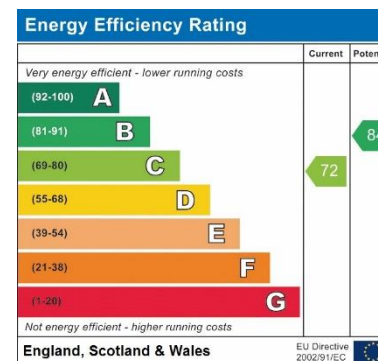
GROUND FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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