



10 Park Avenue
Bideford, Devon EX39 2QH

Price Guide £229,950

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ESTATE AGENTS & VALUERS

A very well presented 3 bedroom terraced house located within easy strolling distance of the town centre and quayside in a highly sought after road. The property has been tastefully modernised whilst retaining some original features with a large kitchen refitted to a high standard, 2 reception rooms with fireplaces and stripped wooden floors, conservatory and cloakroom. There is a large master bedroom with en-suite enjoying lovely views over Victoria Park, 2 further bedrooms and a refitted family bathroom with roll top bath. Fully enclosed rear garden enjoying a sunny aspect.

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.



Entrance Door to

Entrance Porch

Original tiled flooring. Glazed door opens to:

Hallway

Radiator. Stairs rising to First Floor with Understairs storage cupboards.

Kitchen

4.6m x 2.7m (15'3" x 9')

Fitted with a range of contemporary units with solid wood work surfaces. Butler sink unit. Mixer tap. Base and wall storage cupboards. Radiator. Tiled flooring. Cooker recess with stainless steel extractor above. Space for washing machine and dishwasher. Space for tall fridge freezer.

Cloakroom

Low flush w.c. Hand wash basin. Mixer tap. Worcester wall mounted combi boiler for central heating and hot water. Tiled flooring. Part panelled walls.

Conservatory

2.8m x 2.6m (9'3" x 8'6")

UPVc construction and polycarbonate roof. Double doors to outside. Electric light.

Dining Room

3.7m x 3.3m (12'3 x 10'9")

Wood flooring. Original cast iron fireplace. Double casement doors opening to outside. Radiator.

Sitting Room

4.5m x 4m (14'9 x 13'3")

A lovely bright room with large box bay window. Radiator. Original fireplace with tiled slips. TV point.

First Floor Landing

Hatch to loft space. Built in storage cupboard.

Bedroom 1

4.6m x 4.5m (15'3 x 14'9")

Two built in wardrobe cupboards. Original cast iron fireplace. Large square bay window

overlooking the park and towards the river beyond. Wood flooring. Door to:

En-Suite Shower Room

Double width shower cubicle with sliding door. Chrome heated towel ladder. Low flush w.c. Tiled walls. Extractor fan.

Bedroom 2

3.8m x 3.4m (12'6 x 11')

Wood flooring. Original cast iron fireplace. Window to the rear. Built in double wardrobe cupboard with cupboards above.

Bedroom 3

3.4m x 2.7m (11' x 9')

Radiator. View to the rear over the garden.

Bathroom

White traditional suite with roll top bath on claw feet. Mixer tap and shower attachment. Pedestal wash hand basin. Low flush w.c. Tiled flooring. Hatch to loft space. Inset ceiling downlighters. Radiator.

Outside

Patio area directly to the rear of the house leading on to an area of lawn with further patio area to the rear boundary with two timber garden sheds. Gardens enclosed by fencing and mature shrubs.

Services

All mains services connected. Gas fired central heating. PVC double glazing.

Energy Performance Certificate: D
Council Tax Banding: B

Directions

From Bideford Quay proceed on Kingsley Road in the direction of Westward Ho! and Northam. Immediately after passing the entrance to Victoria Park and the Burton Art Gallery on your right, turn right onto Park Avenue where the property will be found on the left.



Bridgeland House, Bridgeland Street,
 Bideford, Devon EX39 2PZ
 t: 01237 476544
 f: 01237 422722
 e: bideford@hardingresidential.com
www.hardingresidential.com



