



33 Coldharbour, Bideford, EX39 2NH

Guide price £190,000

Nestled in the charming area of Coldharbour, Bideford, this delightful 3 bed terraced house presents an excellent opportunity for those seeking a comfortable family home or a sound investment. Spanning an impressive 780 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those in need of extra space. On road residents permit parking and car parks nearby.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The house is equipped with uPVC double glazing, ensuring warmth and energy efficiency throughout the seasons. The gas central heating system further enhances the comfort of this lovely home.

One of the standout features of this property is the large rear garden, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. The garden is a rare find in a town centre location, allowing for both convenience and tranquility.

Situated in a convenient town centre location, residents will benefit from easy access to local amenities, shops, and transport links, making daily life a breeze. With no chain and vacant possession, this property is ready for you to move in and make it your own. EPC -D Council tax - B



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Invicta House, The Pill, Kingsley Road
 Bideford, Devon EX39 2PF
 t: 01237 476544
 f: 01237 422722
 e: bideford@hardingresidential.com
www.hardingresidential.com

HB95 Ravensworth 01670 713330

