



37 Fort Terrace, Bideford, Devon, EX39 4BJ
Offers in excess of £150,000



37 Fort Terrace, Bideford, EX39 4BJ

Available to the market for the first time since new and in need of updating, is this spacious PVC double glazed 3 bedroom end terraced house with a detached single garage and gardens to front and rear, Vacant – no onward sales chain. Early inspection advised to avoid disappointment!!

- Spacious Accommodation
- 27' Dual Aspect Living Room
- Good Sized Detached Garage
- Pleasant Views
- Needs updating
- Southerly Facing
- 3 Bedrooms
- PVC Double Glazing
- Short Distance to Town Centre
- Ideal First Time Buy or Buy to Let Investment

Fort Terrace is located on Torrington Lane in the lower part of Bideford East and 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. Situated closer to home is a general store, well regarded Junior/Infants School and the Polyfield Community Centre and Playing Fields. There is also a bus route virtually on the doorstep. The coastal resort of Westward Ho! famed for its sandy beach and adjoining Golf Course is only 3 miles away and there is easy access to all the other leisure pursuits that this wonderful area has to offer.

For approximate measurements see floorplan
Double Glazed Aluminium Framed Entrance Door into:

Entrance Hall: High level electric meter and consumer unit. Telephone point. Under stairs storage cupboard. Non-functioning wall mounted Valor Nevada Super 2 gas heater. Parquet flooring. Staircase to first floor landing. Door to:

Living Room: A dual aspect room with PVC double glazed windows to front and rear elevations. Tiled fireplace with gas fire. TV aerial point. Coved ceiling. Serving hatch to kitchen. Carpet.



Kitchen: PVC double glazed window to rear elevation. Fitted with a range of units comprising stainless steel sink unit with cupboard under. Range of matching units with work surface over. Matching wall cupboards. Tiled splashbacks. Space and plumbing for washing machine/dishwasher. Cooker space and point. Shelved store cupboard. Vinyl flooring. PVC double glazed door to rear.

First Floor Landing: Ceiling trap to loft space. Carpet.

Bedroom 1: PVC double glazed window to front elevation with pleasant views. Carpet.

Bedroom 2: PVC double glazed window to rear elevation. Carpet.

Bedroom 3: PVC double glazed window to front elevation with pleasant views. Carpet.

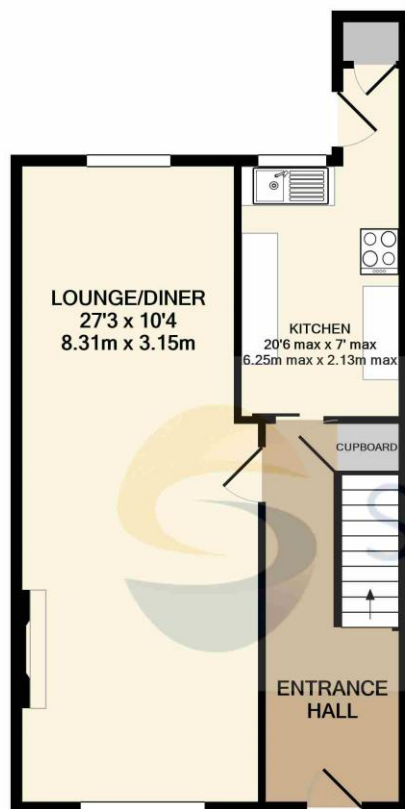
Bathroom: PVC double glazed window to rear elevation. Fitted with a suite comprising panelled bath with Aqualisa Aquastyle II shower fitment over with curtain and rail. Low level flush WC. Pedestal wash basin. Tiled splashbacks. Built in airing cupboard with hot water cylinder with immersion (non-functioning) with slatted shelving over. Wall mounted Dimplex electric heater. Vinyl flooring.

Outside: The property is approached via a shared concreted pathway leading through the southerly facing front garden, which is paved with flower borders. To the side of the property is an extensive area ripe for cultivation, with a wooden gate leading to the rear garden comprising of concreted courtyard area with water tap and a lean-to, with steps rising up to a grassed area and further steps to a **DETACHED GARAGE** approximately 15' x 10' with PVC double glazed window, double wooden entrance doors and an inspection pit – the garage being accessed by a lane to the rear of the property.

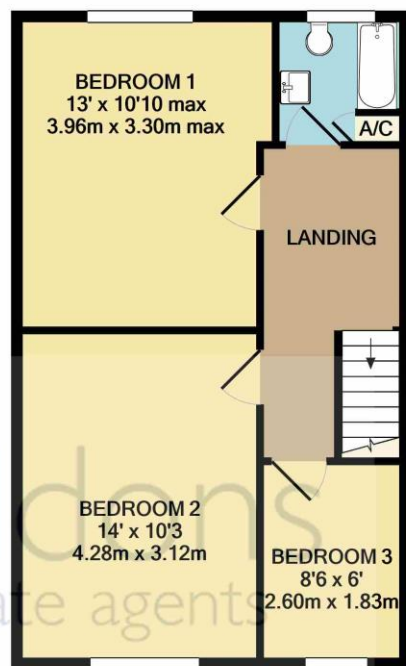
SERVICES: All mains services connected
TENURE: Freehold **COUNCIL TAX:** Band B

Directions: From Bideford Quay front, cross the River Torridge via the Old Bideford bridge, and at a roundabout proceed straight across, continuing uphill, until you see Whiteland Engineering on your right. On your left is Fort Terrace, with number 37 identified by a for sale board.





GROUND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)

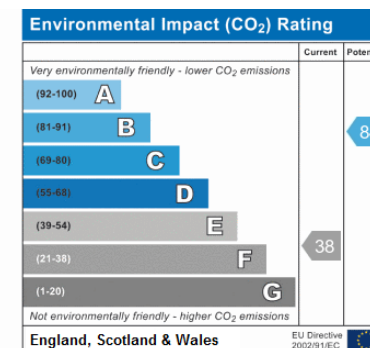
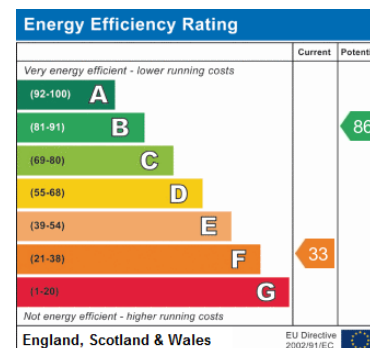


1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 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

Made with Metropix ©2020



01237 477997

17 The Quay
Bideford
Devon
EX39 2EN
enquiries@seldonestateagents.co.uk
www.seldons.co.uk

seldons
estate agents