



14 Riverside Close
Bideford, Devon EX39 2RX

Price Guide £345,000

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ESTATE AGENTS & VALUERS

A spacious 3 bedroom (1 en-suite) detached bungalow with a lovely open aspect to the front, set in a generous but easy to maintain garden, close to the river and within easy reach of the town. This property is being sold with no onward chain. Hall, spacious L-shaped living room, oak fronted fitted kitchen, 3 double beds, (bed 3 used as a dining room currently), en-suite shower room, bathroom, garage and private driveway, gas CH, uPVC double glazing.

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.



The Accommodation Briefly

Large_Covered_Porch

Hallway

2 built-in storage cupboards and an airing cupboard, hatch to loft.

L-shaped Living Room

21' x 15'6 max narrowing to 11'3 (6.4m x 4.75m narrowing to 3.43m)

A bright double aspect room with fireplace and fitted gas fire, sliding patio door to rear garden.

Kitchen

11'5 x 10'8 (3.48m x 3.25m)

Fitted with a range of light oak fronted units with fitted oven, gas hob, extractor fan over, wall mounted Vaillant gas boiler, door to outside.

Bedroom 1

14' x 11'6 (4.27m x 3.51m)

2 built in wardrobe cupboards

En-suite shower room

White suite, low flush WC, pedestal hand wash basin and shower cubicle.

Bedroom 2

10'3 x 9'7 (3.12m x 2.92m)

Built in wardrobe cupboard

Bedroom 3/ Dining Room

12'9 x 8'9 (3.89m x 2.67m)

Built in wardrobe cupboard

Bathroom

White 3 piece suite

Outside

Single Garage with parking to the front.

With up and over door, window to side.

The gardens are a particular feature and are to 3 sides of the property. Although the plot is a generous size, the garden had been designed for ease of maintenance, with mature shrubs and

trees, meandering pathways, paved sitting areas with sunken pond. There is a generous front garden laid mainly to grass and benefits from an open outlook and a pathway to the garage.

Services: All mains services connected, Gas CH & uPVC DG.

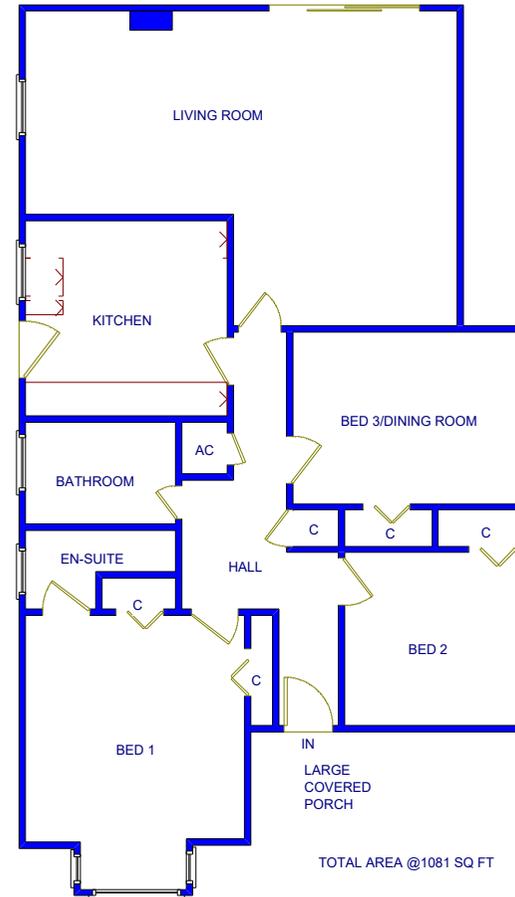
Energy Performance Certificate: C

Council Tax Banding: E

Directions:

From Bideford proceed out of the town past Morrisons towards Heywood roundabout, take the next right into Chanters Rd. Continue to the end into Riverside, pass Riverside Ct, go over the small roundabout and the entrance to Riverside Close can be found on the left hand side. No14 is the 1st property on the left with the white garage door.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

