



9 RIVERSIDE CLOSE, BIDEFORD, EX39 2RX

£275,000

A nicely proportioned and well maintained 3 bedroom end terraced house close to the River Torridge, Victoria Park & Bideford town centre. Featuring a generous lounge/diner, conservatory, gardens, garage & driveway, it's perfect for families seeking comfort, convenience and outdoor space.

Situated in a highly desirable location, nestled close to the River Torridge, No.9 is a well-maintained and comfortably proportioned end terraced home benefiting from gas central heating & uPVC double glazing, along with an enclosed rear garden and a further front garden offering a range of possibilities.

Riverside Close gives access to scenic walks along the South West Coast Path and alongside the River Torridge, back into the town centre - within comfortable, level strolling distance.

The ground floor accommodation comprises a fitted kitchen and a spacious lounge/diner, which opens into a bright conservatory leading out to the rear garden - ideal for relaxing or entertaining. A useful cloakroom WC is also accessed from the conservatory.

To the first floor are 3 bedrooms, the principal bedroom enjoys a pleasant outlook towards the river. A well-appointed shower room completes the first floor.

Externally, the rear garden offers a peaceful spot to unwind, featuring a level lawn bordered by established flowers and shrubs adding colour and charm. To the front, a garage and driveway provide off-road parking, while a further area of garden to the left-hand side presents scope to extend the accommodation (subject to necessary consents), create additional parking, or simply enjoy as an extra outdoor space.

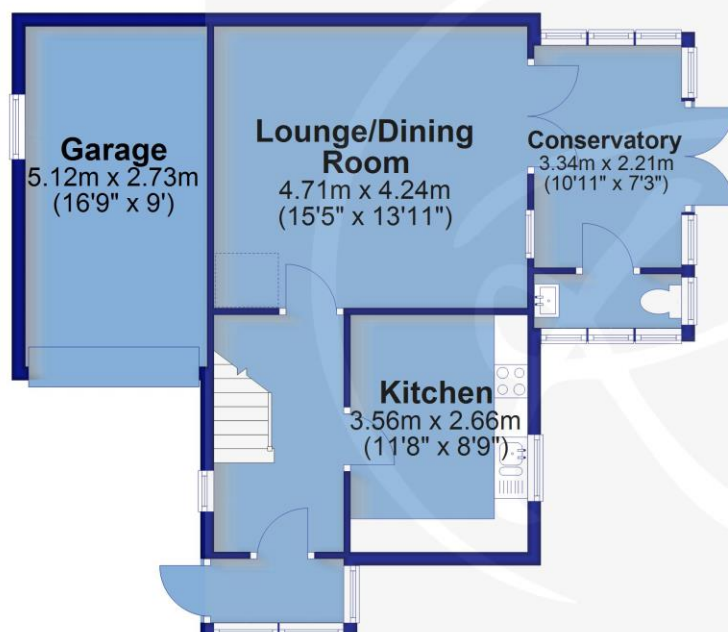
Services: All mains services are connected
Energy Performance Certificate: C (73)
Council Tax: BAND C (£2,357.71 per annum)

NO ONWARD GOING CHAIN



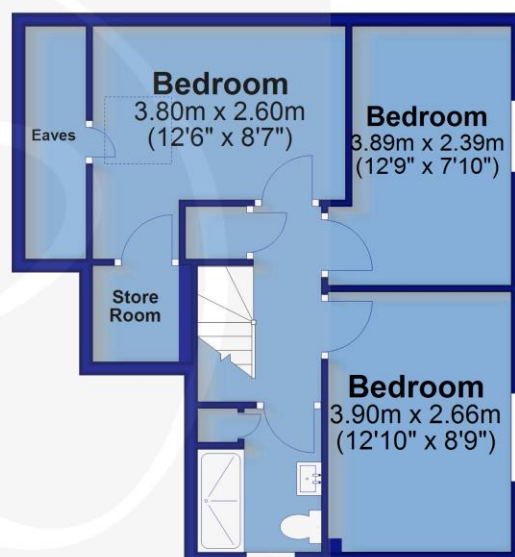
Ground Floor

Approx. 61.5 sq. metres (661.8 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.