



## 5 Northdown Road, Bideford

Guide Price Of £285,000

 3 Bedrooms

 1 Bathroom

 EPC D

- Sought After Location
- Short Stroll Into Town
- Two Double Bedrooms & One Single Bedroom
- Extended Kitchen
- Rear Garden
- Close to Primary Schools
- Viewing Highly Recommended
- Two Reception Rooms

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## 5 Northdown Road,

Bideford EX39 3LP

We are delighted to offer this well-planned 3 bedroom mid-terrace home within this popular residential location. Conveniently situated within walking distance of town along with amenities being just a stones throw away. The property briefly comprises on the ground floor of a separate lounge, with a kitchen/diner and additional reception room to the rear. The first floor boasts two double bedrooms, one single bedroom and a bathroom. The rear garden is currently low maintenance with a back entrance that can offer parking which is set off the main road. This property is considered ideal for those seeking a home for the growing family, a property to downsize or a sound buy to let investment.



## GROUND FLOOR

**HALLWAY** Welcomes you into the home.

### **LOUNGE 16' 11" x 10' 0" (5.17m x 3.07m)**

A good sized lounge at the front of the property with a large bay window allowing light to flood the room.

### **KITCHEN/DINER MAX: 21' 7" x 15' 2" (6.59m x 4.64m)**

To the rear of the home is a good sized kitchen, fitted with matching hand and eye level units with space for an oven, and plumbing for a washing machine and dishwasher. There is ample space for a dining table in the kitchen offering a perfect social space.

### **RECEPTION ROOM 10' 2" x 7' 10" (3.11m x 2.41m)**

This occasional room provides a versatile space for any buyer, currently used as an office however could be a separate dining room or snug area.

## FIRST FLOOR

### **BEDROOM ONE 12' 5" x 9' 8" (3.80m x 2.97m)**

A good sized double bedroom with a large bay window.

### **BEDROOM TWO 12' 5" x 9' 9" (3.80m x 2.98m)**

A further double bedroom overlooking the rear garden.

**BEDROOM THREE** A single bedroom overlooking the front of the property.

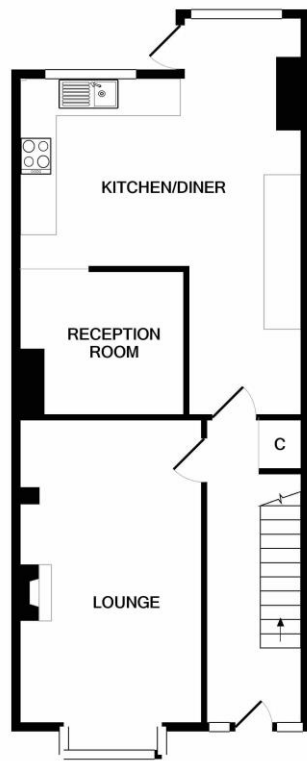
### **BATHROOM 6' 1" x 5' 10" (1.86m x 1.79m)**

Fitted with a bath and shower over, wash hand basin and low level WC.

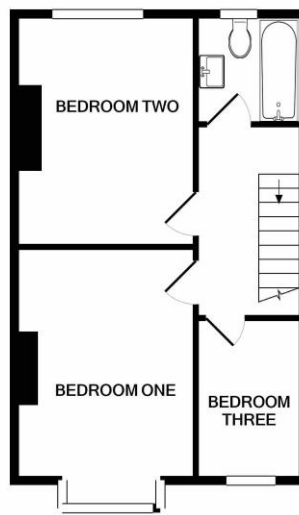
**OUTSIDE** The property is approached via a small set of steps. The rear garden is accessed via the kitchen and offers a low maintenance garden, currently laid to patio with a garden shed. The garden benefits from a rear access and here there is potential to park a car where it is off Northdown Road.

**VIEWINGS** Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





GROUND FLOOR



1ST FLOOR

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.  
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### Energy performance certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold.

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: B.

Services: All Mains Services Connected.

### Directions

From our office on Bideford Quay continue along with the River Torridge on your right hand side. Take the second main left hand turning into Bridgeland Street. Continue along this road where the road bears round to the right and then to the left. Stay on this road until you reach the crossroads. At the crossroads, turn right passing Littlejohns coal yard on your left. At the mini roundabout, take your first left and the property can be found after short while on your right hand side.

**IMPORTANT NOTICE** - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via [morrissandbott.co.uk](http://morrissandbott.co.uk), as and when they are made available by the property owner.

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