

for sale



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38 Riverside Court,
Bideford,
North Devon. EX39 2RZ

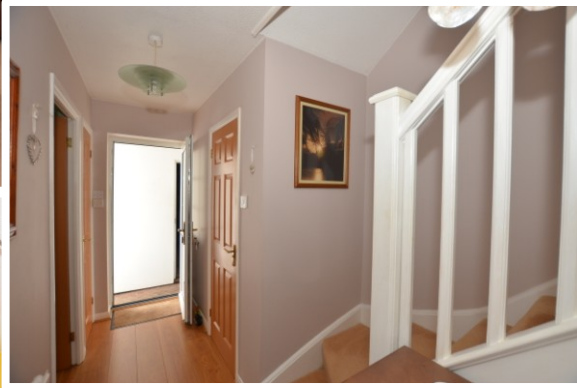


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38 Riverside Court
Bideford, North Devon. EX39 2RZ

Price Guide
£275,000

A very well appointed and tastefully updated riverside residence. The current owners have occupied the property since new and updated it over time. This delightful riverside home was built by NHBC registered builders Prowtings in 1997. A comfortable low maintenance home enhanced by its riverside location and being within a level walk of the town and many amenities. The property is considered ideal for family use or equally retirement. Also an ideal investment opportunity for long lets or holiday use.

- A very well appointed and tastefully updated home
- Riverside location
- Front Entrance Hall with staircase off
- Hallway
- Cloakroom
- Living Room with French doors to south facing garden
- Re fitted Kitchen with built in appliances
- Inter connecting Garage and off street parking space
- Re fitted bathroom now having large shower
- 3 first floor bedrooms 2 with views to the river
- Twin opening PVCU double glazed windows
- PVCU double glazed rear French Doors and Entrance door
- Gas Radiator Central Heating with Worcester Bosch gas combi boiler
- Wood laminate flooring to kitchen, cloakroom and hall
- Carpets to first floor bedrooms, stairs and landing
- Enclosed low maintenance level south facing rear garden
- Very short level walk to the water front
- Within easy walking distance of primary school
- Level walk to the town and supermarket
- Ideal as a full time residence or second home beside the river



Riverside Court is a small modern development of 2 and 3 bedroom properties built in the mid 1990's by NHBC registered builders. The development is situated on the banks of the River Torridge, on the site of the old Bideford Shipyard. Number 38 is one of just two 3 bedroom end terraced houses on the development which come with the added benefits of a quieter and more private home plus a window in the bathroom! Riverside Court is a superb location for those wanting a home within a level walk of the town and its amenities with the added benefit of being close to the waterfront. The property has been improved by the vendors who have owned the property since new, now boasting pvcu double glazed windows and doors, re fitted kitchen and re fitted shower room. All making this a very comfortable home The rear garden is level and designed for ease of maintenance whilst enjoying a good degree of privacy and a southerly aspect.

There is also a rear gate leading to a rear path which in turn offers a very short walk behind neighbouring houses to the waterfront and South West Coastal Path which connects with Tarka Trail on the other side of the river, this connects Torrington with Braunton and is very popular with walkers and cyclists alike, the Tarka trail provides a good 60 plus mile round trip for the more ambitious cyclists taking in the picturesque Devon countryside, the Taw Torridge Estuary and of course the upper reaches of the picturesque River Torridge with its many feature bridges and tunnels.

Riverside Court is a very convenient place in which to live and is most ideal for anyone without the use of car being so close to so many amenities.

The port and market town of Bideford offers a good selection of shops, attractions and amenities including pannier market range of shops,



private and state schooling and Atlantic Village outlet shopping centre. The town's park and waterfront are an undoubted attraction to both locals and holiday makers alike. Not far away are the sandy beaches at Westward Ho! and Instow which is also home to The North Devon Yacht Club. Nearby Golf Courses are available at Westward Ho!, Torrington, Barnstaple and Saunton. The nearby village of Appledore also fronts the estuary and is popular with holiday makers for its picturesque water front, painted cottages, narrow streets and interesting shops.

Barnstaple, North Devon's regional centre is an 11 mile drive away, which offers a wider range of High Street and out of town shopping; it also offers further leisure facilities including Tennis centre and The Queens Theatre, a rail link connects with the main line at Exeter. A361/A39 North Devon Link Road provides access to the M5.

The accommodation comprises

(all measurements are approximate):-

Entrance Porch: With door to garage and double glazed front entrance door leading to

Hallway: with flush built in coats and boots cupboard with electric consumer unit. Laminate wood floor, panel style doors off, radiator and staircase with spindle balustrade to first floor

Cloakroom: with close coupled WC, wash basin with tiled splash back, Laminate wood floor, window and radiator

Kitchen / Diner: 11' 3 x 9' 3 (3.43m x 2.82m) refitted with range of base cupboards and drawers with matching eye level cupboards. Built in electric oven and gas hob, having extractor canopy over with glass splash back. Contoured roll top work surfaces with tiled splash backs and stainless steel sink and drainer with mixer taps. Plumbing and space for washing machine. Radiator and laminate wood floor,

Living Room: 15' 8 x 14' 2 (4.78m x 4.32m) With double glazed French doors opening on to south facing garden, radiator, deep under stairs storage cupboard, coving to ceiling, TV point and radiator.

Carpeted staircase with spindle balustrade return leading to

First Floor Landing: with deep airing cupboard having electric heater and deep shelf, access to part boarded loft space.

Bedroom 1: 13' 7 x 8' 10 (4.14m x 2.70m) with fitted carpet, radiator, large flush built-in wardrobes, further deep linen cupboard and outlook to the front over the court towards the bridge.

Bedroom 2: 11' 2 x 8' 8 (3.40m x 2.64m) with fitted carpet, radiator and view to the river.

Bedroom 3: 8' 6 x 6' 9 (2.59m x 2.06m) with fitted carpet, radiator and view to the river.

Shower Room: refitted with white suite comprising large double shower with sliding screen door and 'Mira' mixer shower, close coupled WC, vanity wash basin with mono bloc mixer tap set into contoured roll top, tiled splash back and large mirror and shaver light above, radiator and window (only available with the end terraced houses on the development).

Garage: 18' 0 x 8' 2 (5.48m x 2.49m) maximum, with up and over door, boarded loft with potential storage above, power and light.

Agents note: *some of the neighbours have created utility areas within the garage, there is also potential for conversion to an additional room subject to necessary building regulation approval.*

Outside: To the side of the garage is off-road parking for one car, a useful outside tap and outside light.

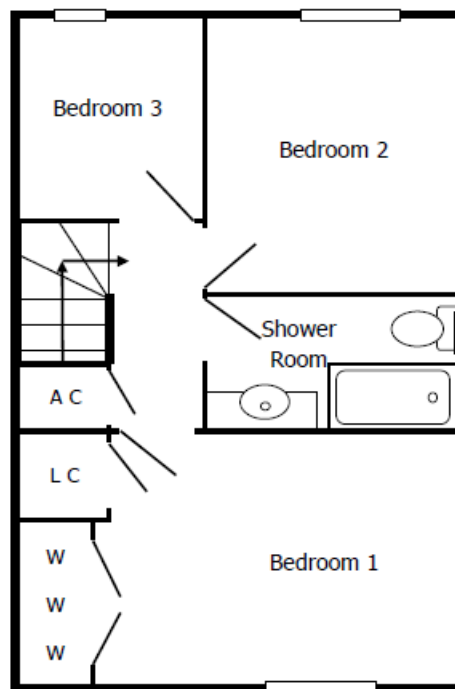
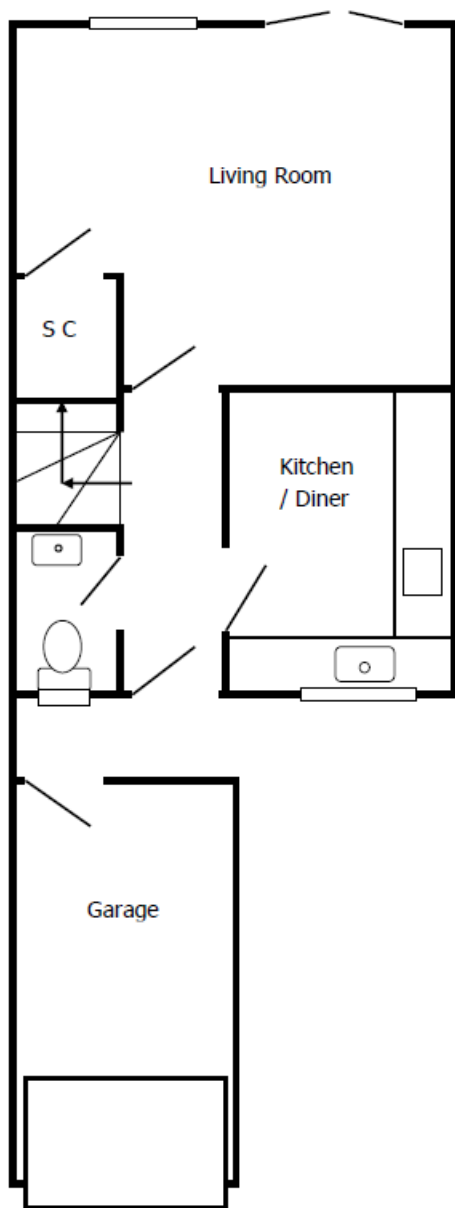
Rear Garden: approximately 22' 6 x 17' 5 (6.86m x 5.31m) The enclosed south facing and level garden is paved for ease of maintenance with shrub beds, being accessible from the living room and also via a pedestrian gate approached off the rear path which also leads down to the water front and the 'South West Coastal Footpath'. The garden is well tended and enclosed by timber fencing to all 3 sides with mature trees and shrubs combined with a canopy attached to the rear of the house create a good degree of privacy and shade. There is also a useful timber shed/bin store.

EPC Rating: Band 'C' (potential 'B')

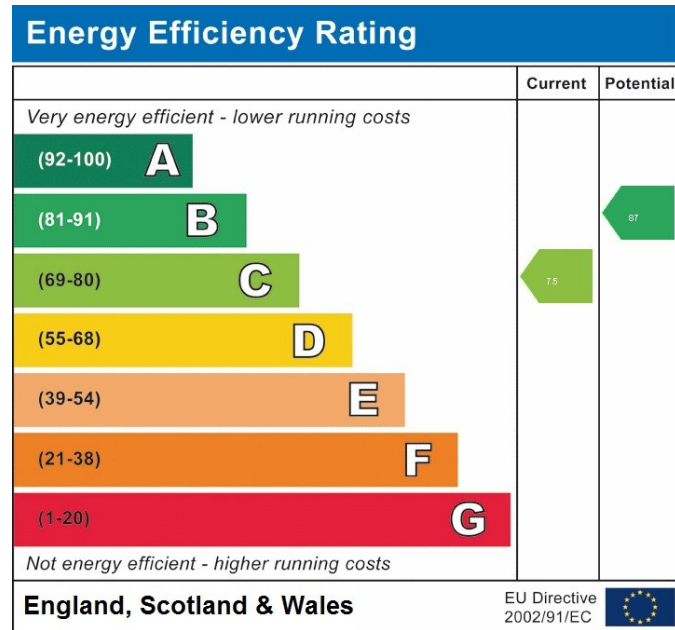
Council Tax: Band 'C'

Services: Mains gas, electric, water and drainage

Directions: From Bideford Bideford Quay proceed towards the A39, proceed through the traffic lights at Morrisons super market, passing the used car lot on the left. Take the next right turn in to Chanters Road, follow the road passing the primary school on the left, continue along the road through the traffic calmer, and proceed around the bend passing the first turning to Riverside Court on the right. Take the next right in to Riverside Court proceed around to the right where you will see number 38 in front of you.



AGENTS NOTE:
 This Floor Plan is to assist and for guidance only, it is not to scale and the layout cannot be relied upon for accuracy.



Reference:
 38 Sincis Court

To arrange a viewing please contact

Mark Devitt
Property Marketing Consultants



t: 01237 420899 **m:** 07977 045331

e: mark @ markdevitt.co.uk

www.markdevitt.co.uk



