

for sale



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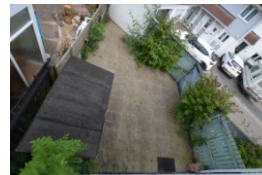
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16 Riverside Court,  
Bideford,  
North Devon. EX39 2RZ



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Price Guide  
£219,950

*This riverside home was built by NHBC registered builders 'Prowtings' in circa 1997. A comfortable low maintenance home enhanced by its riverside location and being within a level walk of the town and its many amenities. The property is considered ideal for family use or equally retirement. Also an ideal investment opportunity for long lets or holiday use.*

- NO ONWARD GOING CHAIN
- Riverside location
- Front Entrance Hall with staircase off
- Hallway
- Cloakroom
- Living Room with French doors to rear courtyard garden
- Re fitted Kitchen with built in appliances
- Re fitted bathroom now having large shower
- 3 first floor bedrooms
- Gas Central Heating with 'Worcester' gas combination boiler
- Enclosed low maintenance, level and paved rear garden
- Paved terrace to front and small garden area with palm trees
- Car Port (potential to enclose as garage) plus parking space
- Potential for further parking
- Very short level walk to the water front and slipway
- Level easy walking distance of primary school and park
- 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. 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 towns 'Victoria Park' and waterfront. The property has been improved over the years but is now due some more updating and redecoration. New pvcu double or triple glazed windows would be a worthwhile enhancement. The 3 bedroom accommodation is gas central heated and currently has double glazed wooden windows. A rear courtyard style garden is level and paved, designed for ease of maintenance and has potential for secure storage of a small boat/jet ski/trailer or motorcycle. There is a rear gate providing alternative access (which could be widened), ample parking and carport garage.

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 most of which are within a level walk. The property is within a very short walk of the waterfront, slipway and South West Coastal Path which connects with Tarka Trail on the other side of the river, this in turn 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.

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, plus 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 which can also be approached via the coastal path.

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 and a rail link connecting with the main line at Exeter. A361/A39 North Devon Link Road provides access to the M5.

## **The accommodation comprises**

(all measurements are approximate):-

**Front Entrance Door** being part double glazed **leading to Entrance Hall:** with flush built in shelved cupboard with electric consumer unit, radiator and staircase off with spindle balustrade to first floor

**Cloakroom:** with close coupled dual flush WC, small vanity wash basin with splash back, window and radiator

**Kitchen / Diner:** 11' 4 x 9' 3 (3.45m x 2.82m) refitted with range of base cupboards and drawers with eye level cupboards. Built in electric oven and gas hob, having extractor canopy over. Contoured roll top work surfaces with tiled splash backs and stainless steel sink and drainer with mixer taps. Plumbing and space for washing machine and dishwasher. Wall mounted 'Worcester' gas fired combination boiler. Radiator and space for fridge freezer

**Living Room:** 15' 8 x 14' 0 (4.77m x 4.27m) With double glazed French doors opening on to courtyard garden plus additional window, 2 x radiators, deep under stairs storage cupboard, coving to ceiling and TV point.

**Staircase** with spindle balustrade and return leading to

**First Floor Landing:** with access to loft space. Deep linen cupboard having electric heater and deep shelf,

**Bedroom 1:** 15' 8 x 8' 9 (4.77m x 2.97m) radiator, large built-in wardrobes, south facing open outlook to the front over the court.

**Bedroom 2:** 11' 2 x 8' 8 (3.40m x 2.64m) radiator and outlook towards the bridge.

**Bedroom 3:** 8' 6 x 6' 8 (2.59m x 2.03m) with radiator and outlook towards the bridge.

**Shower Room:** refitted with white suite comprising large walk in double shower with mixer shower head, close coupled dual flush WC, vanity wash basin with mono bloc mixer tap with tiled splash back and large mirror and shaver light above, radiator and extractor

**Outside:** To the front of the property is a small garden area laid to chippings with mature palm trees and extensive south facing paved terrace previously used as a sunny seating area being approximately 16' x 15' (4.88m x 4.57m) (potential hard standing for motorcycle/trailer etc) leading to the front door and garden tap

**Car Port:** 16' 11 x 8' 2 (5.16m x 2.49m) maximum, with loft offering potential storage above. (Note: Some of these carports have been converted to enclosed garages). Parking space for one vehicle in front of the car port.

**Rear Courtyard Garden:** approximately 27' (reducing to 15') x 16' 6 (8.23m x 5.03m) The enclosed level garden is paved for ease of maintenance being accessible from the living room and also via a pedestrian gate which provides easy access to the slipway, waterfront and the 'South West Coastal Footpath'. The garden is paved, level and low maintenance being enclosed by timber fencing on two sides. There is also a useful timber shed/bin store. This area also offers potential for a large shed and secure parking of motorcycle/trailer or small boat.

**EPC Rating:** Band 'C'

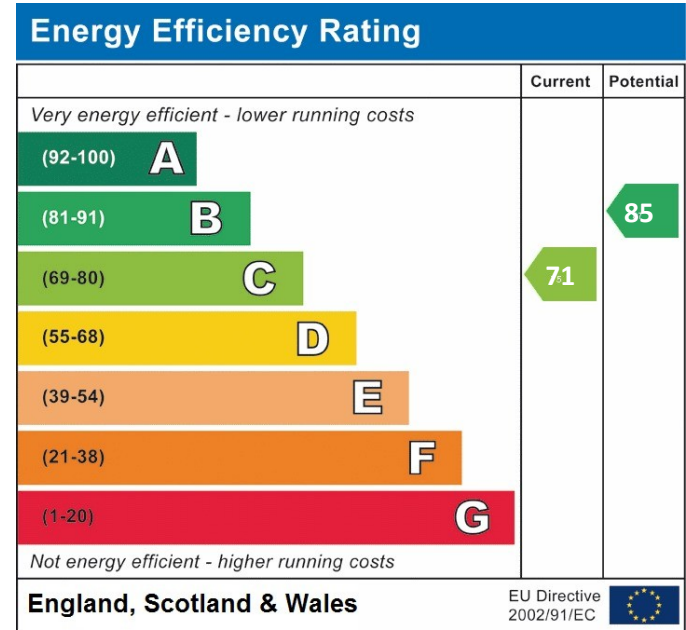
**Council Tax:** Band 'C'

**Services:** Mains gas, electric, water and drainage

**Directions:** From the A39 Atlantic Highway, turn left at Heywards Road roundabout and drop down into Bideford, turn left after the bus stop and before the pedestrian crossing, into '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 just before the roundabout, number 16 is the 3<sup>rd</sup> on the left screened by the palm trees, park in front of the third (right hand) carport after the property.



**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.



**To arrange a viewing please contact**

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Nearby slipway



The Waterfront and South West Coastal Path

