



43 North View Avenue, Bideford, EX39 3LJ
Guide £199,995

 **seldons**
estate agents

43 North View Avenue Bideford, EX39 3LJ

A deceptively spacious 4 bedroom, 2 reception room home arranged over 4 floors to include a 25' workshop/store/garage. Within easy reach of the town and benefiting from ample parking, a paved rear garden and backing on to Kenwith Nature Reserve. Well presented but with further potential and some finishing works required.

- DECEPTIVELY SPACIOUS
- POPULAR RESIDENTIAL LOCATION
- FOUR BEDROOMS
- LIVING AND DINING ROOMS
- 25' GARAGE/WORKSHOP/STORE/UTILITY
- GAS FIRED RADIATOR HEATING
- uPVC DOUBLE GLAZING
- OFF ROAD PARKING
- FURTHER POTENTIAL

Bideford is a Market Town and working Port located on the banks of the River Torridge and houses a good selection of everyday amenities. Close at hand is the North Devon coastal resort of Westward Ho! famous for its long golden sandy blue flag beach, adjoining pebble ridge and the Royal North Devon golf course. At Bideford, access is available to the A43 (North Devon Link Road) leading through to Barnstaple, North Devon's regional centre located on the banks of the Rivers Taw and Yeo, and housing the areas main shopping business and commercial venues. At Barnstaple, the A361 (North Devon Link Road) leads through to Junction 27 of the M5, part of the National Motorway Network.

43 North View Avenue comprises a 4 storey terraced house of traditional construction having part rendered, colour washed and part brick faced elevations under a tiled roof. It benefits from uPVC double glazing and gas fired central heating throughout. The house affords easy walking into the Town Centre. From the rear the property overlooks the Kenwith Valley and lies close to an access path, enjoying delightful walks. The property has been greatly improved by the current owners including a new kitchen and bathroom. It is, in the main very well presented, although there are some areas that require finishing in terms of decoration/making good and the fire doors need to be installed on the second floor in order to obtain Building Control Certification (Please contact Torridge District Council for further information). There is also potential to create an en-suite shower room on the second floor, subject to any necessary consents. Sure to generate much interest, an early inspection is advised!

FOR DIMENSIONS SEE FLOORPLAN (with all measurements being approximate):



ENTRANCE HALL: Staircase to first floor and doors to:
LOUNGE: Tastefully decorated and with window to front.
DINING ROOM: Window to rear, view to Kenwith Nature Reserve.
KITCHEN: Fitted with a range of light oak effect units, inset stainless steel sink unit with cupboards under and contrasting work surfaces over and space for a tall fridge/freezer. The gas double oven cooker and dishwasher are included in the sale.

FIRST FLOOR LANDING: Door to Airing Cupboard
BEDROOM TWO: Double, window to rear, overlooking Kenwith Nature Reserve.

BEDROOM THREE: Double, window to front.

BEDROOM FOUR: Small double, window to front.

BATHROOM: Attractively fitted with a modern white suite comprising a panelled shower bath, pedestal wash basin, close coupled WC and part tiled walls.

SECOND FLOOR LANDING: Velux window.

MASTER BEDROOM: Fitted with an excellent range of built in wardrobes, and enjoying views over the Kenwith Valley Nature Reserve. Door to:

POTENTIAL EN-SUITE: Hot and cold water supplies have already been installed in this room.

LOWER GROUND FLOOR: Overall approximately 25' x 20' (7.5m x 6.4m) **GARAGE AREA** with two wooden entrance doors. There is a **UTILITY AREA** with a washing machine (included) and space for other appliances, gas fired boiler providing central heating and hot water, part glazed door to outside. **SEPARATE W.C.**

OUTSIDE: The front of the property is enclosed by a wall and approached by a wrought iron entrance gate providing access over a concreted pathway with garden to side, which has slate chippings for ease of maintenance. To the rear double wrought iron gates provide vehicular access having a concreted driveway providing parking for at least two vehicles along with a paved area ideal for caravan/boat standing etc.

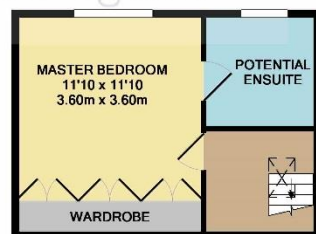
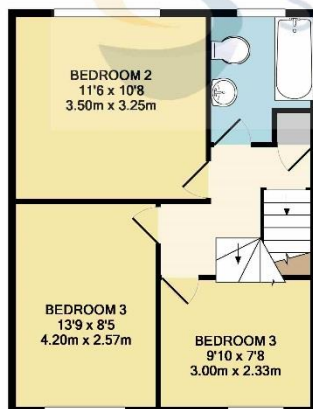
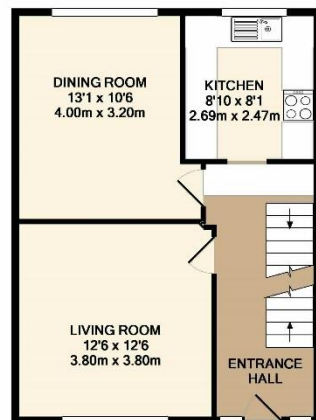
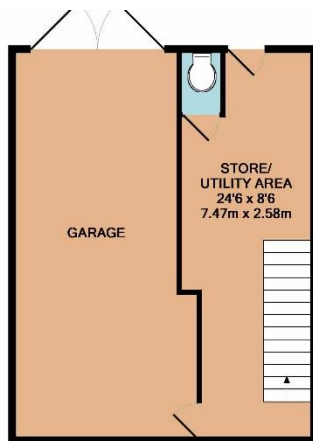
SERVICES: Mains Water, Drainage and Electricity all connected.

COUNCIL TAX: Band B. **FREEHOLD**

N.B. AGENTS NOTE: In order to agree terms, a **reservation deposit of £250 will be required** which will go towards the final completion monies. Please note this is NOT refundable should the buyer decide not to proceed or the sale does not proceed due to non performance of the exchange of contracts timescales.

DIRECTIONS: to Find: From our office on Bideford Quay take proceeding east, take the first left Bridgeland Street and continue to the top where bearing right continuing along North Road. At the T-Junction, turn right and follow the road down to a mini roundabout and proceed straight across and taking the first left hand turn into North View Avenue. No.43 will be located on your right hand side





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.
Made with Metropix ©2019



EPC TBC

01237 477997

17 The Quay
Bideford
Devon
EX39 2EN
enquiries@seldonestateagents.co.uk
www.seldons.co.uk

 **seldons**
estate agents

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Seldons Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. S514