



18 East Ridge View, Bideford, EX39 4RS

Offers Over £200,000

- Three-bedroom detached home
- Requires modernisation
- Garage and driveway
- Close to amenities and coast
- Spacious layout with great potential
- Large rear garden
- Ideal project opportunity
- NO CHAIN!

18 East Ridge View, Bideford EX39 4RS

Located in the desirable East Ridge View area of Bideford, this three-bedroom detached property offers excellent potential for improvement and personalisation. The home features well-proportioned accommodation, including the added practicality of two WC facilities, along with a generous rear garden ideal for outdoor living. Further benefits include a garage and driveway providing off-road parking. Requiring modernisation, the property presents a fantastic opportunity to add value and create a bespoke home. Conveniently positioned within easy reach of local amenities and the North Devon coastline, this is an ideal purchase for buyers seeking a project in a popular residential area.



Council Tax Band: C



Location

Tucked away in a peaceful residential setting, 18 East Ridge View enjoys an elevated position on the outskirts of Bideford, offering a wonderful balance of tranquillity and convenience. This sought-after location provides easy access to the charming town centre of Bideford, known for its historic quayside, independent shops, cafés, and everyday amenities. Surrounded by the natural beauty of North Devon, the property is ideally placed for those who enjoy the outdoors. Scenic coastal walks, nearby beaches such as Westward Ho!, and the renowned Tarka Trail are all within easy reach, making it perfect for both relaxation and active lifestyles. Families will appreciate the proximity to well-regarded local schools, while commuters benefit from good road links to Barnstaple and beyond. Combining a quiet neighbourhood feel with excellent accessibility to both town and coast, this location offers the best of Devon living.

Ground Floor

Entrance Hall

WC

7'3" x 4'0"

Kitchen

10'6" x 9'2"

Lounge

13'8" x 11'1"

First Floor

Bedroom One

9'7" x 8'9"

Bedroom Two

8'10" x 7'3"

Bedroom Three

7'3" x 7'0"

Bathroom

6'8" x 5'10"

Outside

Outside, the property enjoys a generous rear garden, predominantly laid to lawn with a patio area ideal for outdoor dining. The garden offers a good degree of privacy, with a rear gate providing access to the garage en bloc and a driveway positioned in front.

Garage

Fully equipped with electric and lighting. Accessed via an up and over door.

Services

All mains services connected, gas fired central heating.



Directions

From Bideford Quay, proceed over Bideford Long Bridge crossing the River Torridge, and continue straight ahead at the mini-roundabout onto Station Hill, which becomes Torrington Lane. Follow the road uphill before turning left into Ayres Close, continuing through the brick pillars. At the mini-roundabout, turn left into East Ridge View, where No. 18 can be found on the right-hand side.



Viewings

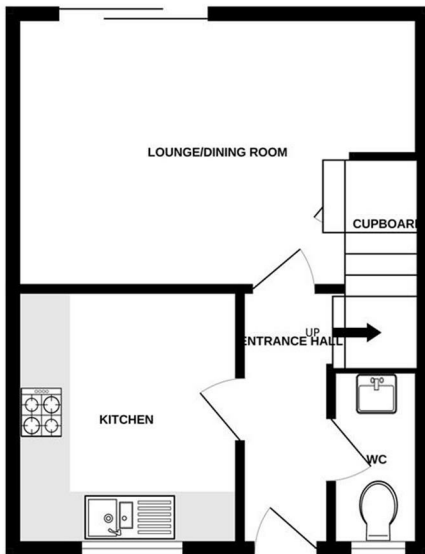
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

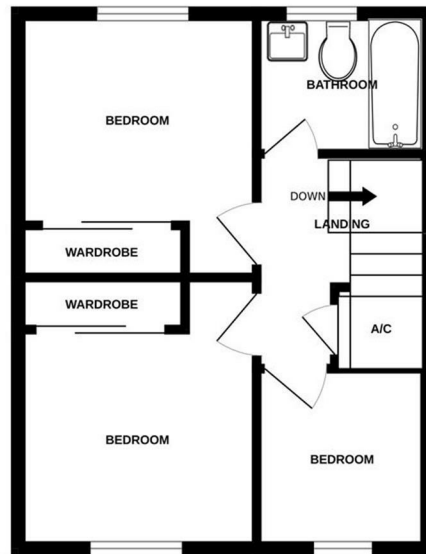
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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