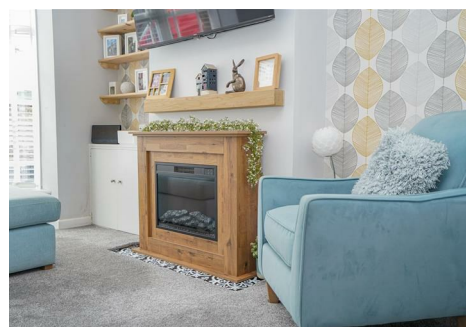




29 Clifton Street, Bideford, EX39 4ET

Asking Price £170,000

- Immaculate two-bedroom terraced home
- Modern fitted kitchen with good storage
- Two well-sized bedrooms
- Close to Bideford town centre and amenities
- Tastefully decorated throughout
- Bright and spacious living areas
- Private rear garden
- Ideal for first-time buyers or downsizers

29 Clifton Street, Bideford EX39 4ET

Located on Clifton Street in the popular town of Bideford, this immaculately presented two-bedroom terraced home offers modern living in a convenient location. The property features a bright and welcoming interior, finished with tasteful décor throughout. The contemporary kitchen provides a stylish and functional space with plenty of storage, ideal for everyday living. Upstairs are two well-proportioned bedrooms, both enjoying plenty of natural light and offering comfortable accommodation, served by a family bathroom. To the rear is a private garden, perfect for relaxing outdoors, gardening, or enjoying summer evenings. Situated within easy reach of Bideford town centre, the property is close to a range of local shops, amenities, and scenic riverside walks. An excellent opportunity for first-time buyers, investors, or those looking to downsize.



Council Tax Band: A



Location

Clifton Street is conveniently situated within easy reach of Bideford town centre, a historic port town located on the banks of the River Torridge in North Devon. Bideford offers a wide range of everyday amenities including independent shops, supermarkets, cafés, restaurants, schools, and leisure facilities. The picturesque Bideford Quay is a popular local attraction, offering riverside walks, local markets, and access to the Tarka Trail, which is ideal for cycling and walking. The area also benefits from good road links to the North Devon Link Road (A361), providing access to Barnstaple and the M5 motorway. In addition, the beautiful North Devon coastline, including the popular beaches of Westward Ho!, Instow, and Appledore, is just a short drive away, making this an excellent location for both convenience and lifestyle.

Ground Floor

Porch

Entrance Hall

Open Plan Living/Dining

26'4" x 10'7"

Kitchen

10'0" x 7'11"

First Floor

Bedroom One

13'3" x 10'4"

Bedroom Two

12'9" x 7'6"

Bathroom

9'3" x 7'11"

Services

All mains services connected, gas fired central heating.

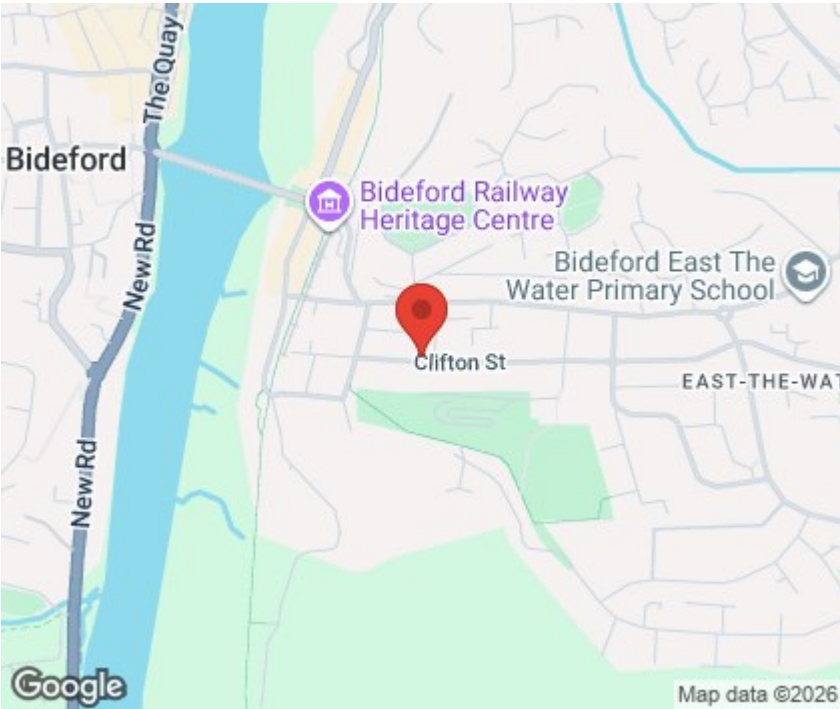
Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



Directions

From Bideford Quay, proceed towards Bideford Bridge and cross the bridge heading towards East-the-Water. Continue straight ahead onto Torrington Street, then take the turning onto Clifton Street. Follow the road a short distance and the property, number 29, will be found on the left-hand side.



Viewings

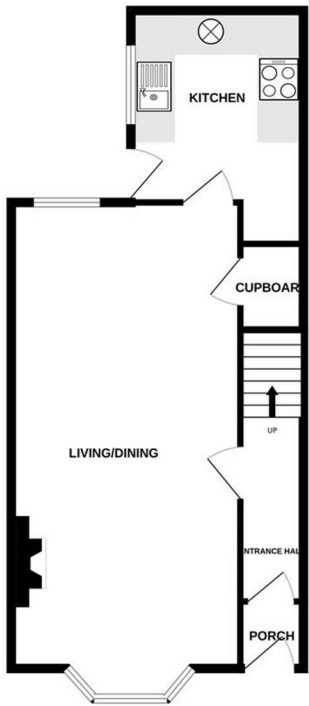
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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