



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			84
(69-80) C		69	
(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		



Available with no on-going chain a well presented mid-terrace family sized 3 bedroom house situated in a popular central town location



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
 Sales 01237 423888 Lettings 01237 471855  
 Email [bideford@blakproperty.co.uk](mailto:bideford@blakproperty.co.uk)  
 Website [www.blakproperty.co.uk](http://www.blakproperty.co.uk)



4 Ashley Terrace, Bideford, Devon, EX39 3AL  
 | Price £220,000

Briefly the property comprises: Entrance Hall, Lounge, good sized Dining Room, Beech effect fitted Kitchen, Conservatory and Ground Floor cloakroom. On the first floor are 3 good sized Bedrooms and Family bathroom with Shower. Outside enclosed good sized rear Garden with chippings and Patio.

Positioned within a popular and well-connected residential area of Bideford Town, this attractive mid-terrace house presents a compelling opportunity for families and investors alike. Bideford is a thriving market town renowned for its historic pannier market, picturesque quayside, excellent schooling, and an abundance of local amenities, all complemented by strong transport links connecting the town with the wider North Devon area.

Set within easy reach of Bideford's amenities, attractions and transport links, this well-located property represents an excellent family home or a sound investment opportunity with strong rental potential in one of North Devon's most desirable towns.

Directions to Find: From the Quay proceed up High Street at the top turn left then first right into Abbotsham Road. Take the next right turn after three traffic lights and No 4 Ashley terrace will be seen on the right.

**The accommodation comprises: (All measurements are approximate)**

**Entrance Hall:** Front door off, staircase to first floor, radiator with radiator cover.

**Lounge 12'3" (3.73m) x 11'10" (3.61m):** Minster fireplace with marble insert with gas fire, double radiator, UPVC double glazed bay window

**Dining Room 16'8" (5.08m) x 9'9" (2.97m) :** Light oak laminate floor, UPVC double glazed window, double radiator.

**Kitchen 12'11" (3.94m) x 7'7" (2.31m) :** Fitted with a range of Beech effect base and wall cupboards, with enamel sink and drainer, plumbing for dishwasher, tiled floor

**Conservatory 15'11" (4.85m) x 7'7" (2.31m):** Mini wall mounted gas fired boiler feeding hot water and central heating, tiled floor and UPVC double glazed rear door off

**Cloakroom:** Low level Wc and wash hand basin, tiled floor, UPVC double glazed window.

**First floor Landing**

**Bedroom 1 12'10" (3.91m) x 11'4" (3.45m):** Radiator, UPVC double glazed window

**Bedroom 2 12'5" (3.78m) x 12'2" (3.71m):** Radiator, UPVC double glazed window

**Bedroom 3 9'8" (2.95m) x 7'4" (2.24m):** Radiator, UPVC double glazed window

**Bathroom 7'1" (2.16m) x 6'7" (2.01m):** Fitted with a white 3 piece suite comprising modern panelled bath with thermostatic shower and shower glass, pedestal wash hand basin and close coupled WC, heated towel rail, airing cupboard with radiator.

**Outside:** Top the front there is a small frontage and at the rear an enclosed garden with concrete patio and chipping garden with mature plants and shrubs.



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.