













A spacious 4 bedroom mid terraced house situated only a short walk to the town centre. The property offers plenty of space arranged over three levels with the top floor being a master suite and also a fully enclosed low maintenance garden.

BLaK PROPERTY

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50 Royston Road, Bideford, Devon, EX39 3AW

| £225,000

50 Royston Road is a generous sized property which has had a loft conversion to create a master suite.

To the ground floor is a good sized kitchen/breakfast room together with a living room with a bay window and a ground floor shower room.

To the first floor are 3 further bedrooms, 2 of which are doubles, and both served by the family bathroom. Stairs lead to the second floor where you will find a spacious master suite with en-suite shower room.

To the rear of the property is a low maintenance fully enclosed garden,

Situation: Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions: From Bideford Quay proceed up the main High Street veering left at the top and then taking the first right into Abbotsham Road. Continue along the road taking the second left after the traffic lights into Royston Road and the property with be found half way up the hill on the right-hand side with a `For Sale` board clearly displayed.

Entrance Hall :

Living Room 15'7" (4.75m) x 11'1" (3.38m): A bright living room with feature fire place together with a bay window.

Kitchen 16'8" (5.08m) x 13'10" (4.22m) : A generous sized kitchen with space for a kitchen table. A range of matching cupboards at both base and eye level with black worktops with large picture window.

Shower Room 9'3" (2.82m) x 3'3" (0.99m) : A useful ground floor WC with a large shower enclosure together with a vanity basin.

1st Floor Landing :

Bedroom 2 13'10" (4.22m) x 10'0" (3.05m): Located at the front of the property, this room is a good size and is easily a double room with plenty of space for wardrobes.

Bedroom 3 13'0" (3.96m) x 9'11" (3.02m) : Located at the rear of the property, a good size double room with built in cupboard.

Bedroom 4 7'7" (2.31m) x 6'7" (2.01m) : A single room located at the front of the property.

2nd Floor Landing :

Bedroom 1 20'6" (6.25m) x 11'7" (3.53m) : A master suite located at the top of the property with space for wardrobes, vanity area and sofa together with an en-suite.

En-Suite 6'1" (1.85m) x 5'4" (1.63m) : A 3 piece suite comprising of a low level WC, wash basin and shower enclosure.

Garden: A Fully enclosed low maintenance rear garden together with small area at the front of the property.



Total area: approx. 117.0 sq. metres (1259.2 sq. feet)

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