



19 CLOVELLY ROAD, BIDEFORD, EX39 3BU

GUIDE £375,000

A substantial 5 bedroom period terraced house offering generous accommodation arranged over three floors. This charming home features 2 reception rooms, a spacious kitchen/diner & utility room with an additional shower room and benefits from an enclosed garden and double garage with studio/hobby room above.

This generously proportioned period terraced home will be found offering comfortable & spacious accommodation spanning three floors, amounting to c.2079 sqft.

With many original features intact, the period charm & character is complimented by many modern improvements whilst impressive high ceilings and large windows allow for plenty of natural light throughout.

Over the ground floor, two comfortably sized reception rooms are complimented by a large kitchen/dining room with gas fired Aga and Belfast sink – the present owner had utilised bespoke shelving & cabinetry which it should be noted has now been removed. Additionally there is a utility & ground floor shower room.

Arranged over the first & second floors are the 5 good sized bedrooms and family bathroom; with the rear facing bedrooms enjoying a pleasant outlook over the garden, towards distant countryside.

Externally, the level rear garden has been landscaped for ease of maintenance with ample space for entertaining whilst a double garage – accessed via a rear lane – is complete with a useful studio/hobby room above, an ideal dedicated workspace, area for play/crafts or overspill accommodation for visitors.

Services: All mains services are connected

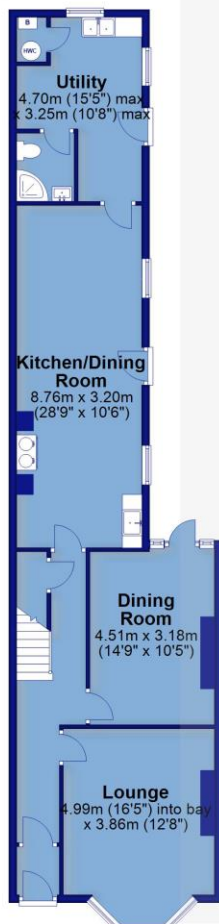
Energy Performance Certificate: D (64)

Council Tax: BAND C (£2,244.47 per annum)



Ground Floor

Approx. 87.0 sq. metres (936.5 sq. feet)



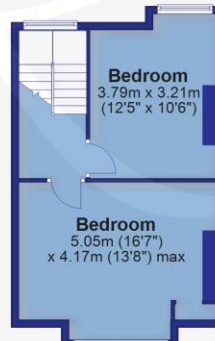
First Floor

Approx. 64.8 sq. metres (697.1 sq. feet)



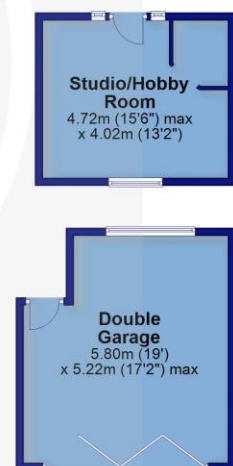
Second Floor

Approx. 39.3 sq. metres (422.9 sq. feet)



Garage & Studio/Hobby Room

Approx. 2.1 sq. metres (23.0 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.