



11 Riverside Close
Bideford | EX39 2RX

JAMES FLETCHER

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11 Riverside Close

Located on the South-West coast path and commanding fine open views of the River Torridge, this spacious 3/4 bedroom home is perfectly placed just a short, level walk from Bideford Quay and tranquil riverside walks. Immaculately presented throughout, the property boasts well-planned accommodation, arranged over 3 floors, and offers tremendous flexibility along with off-road parking, a useful garage/store, a delightful South-East facing garden and a balcony taking full advantage of the views. In all, this impressive residence is perfect for those seeking an easy to run family home, a property to relocate to North Devon with views of the water, dual occupancy, or somewhere to downsize with space to entertain.

The property is located within a popular residential location enjoying easy access to Bideford Quay. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach, and Instow, with a dune-backed riverside beach and connected by the Tarka Trail.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



STEP INSIDE

Just footsteps from the coast path, the property opens to an inviting entrance hall that welcomes you into the home and provides stairs to the first floor along with integral access to the garage/store. The ground floor accommodation then opens at the rear to an adaptable sitting room/bed 4, with an ensuite shower room and conservatory, with a "thermo-tech" roof, leading to the garden. The shower room is fitted with a suite comprising a shower, low-level W.C and wash basin. The garage/store also provides a useful utility area with space and plumbing for a washing machine and tumble dryer.

Stairs rising to the first floor open to an impressive open-plan lounge/diner with sliding doors to the balcony at the rear, commanding fine views of the river - the perfect spot for morning coffee or informal dining, whilst watching the Oldenburg sail in and out on the tide. At the front of the home is a well-fitted kitchen with a range of work surfaces comprising a sink and drainer unit with drawers and cupboard below and matching wall units over, space for a cooker with extractor over, and built-in appliances including a fridge/freezer and dishwasher, pull-out larder and carousel features in some cupboards.

The second floor landing opens to 3 bedrooms, the family bathroom and a useful linen cupboard. The main bedroom enjoys built-in wardrobes and views to the rear, whilst the two further bedrooms are found at the front of the home, with the smallest being utilised as a home office. The family bathroom is stylishly-fitted with a 4 piece white suite comprising a bath, a separate shower, low-level W.C and wash basin.

In addition, the property is fitted with solar panels. These are owned outright, with the occupiers benefitting from reduced energy rates and periodic payments from the "feed-in" tariff.

OUTSIDE & PARKING

The property is approached at the front by an attractive brick-paved driveway, providing parking for 2x vehicles and leading to the garage/store with an electric roller door. To the rear of the home is a delightful South-East facing garden, laid for easy maintenance with decking, chippings and attractive flower beds and borders, along with a summerhouse - the ideal space to unwind with a good book. There is also useful rear access opening onto the coast path.

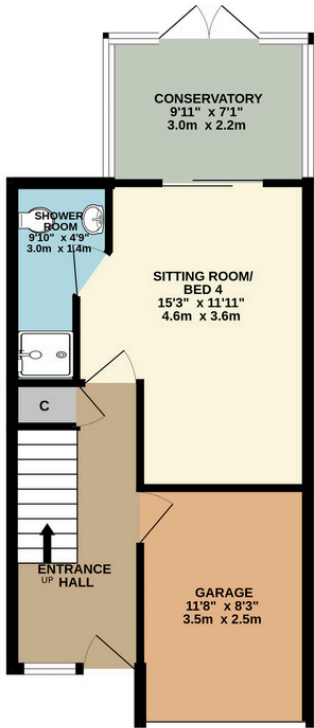
VIEWINGS

By appointment only with the sole selling agent.

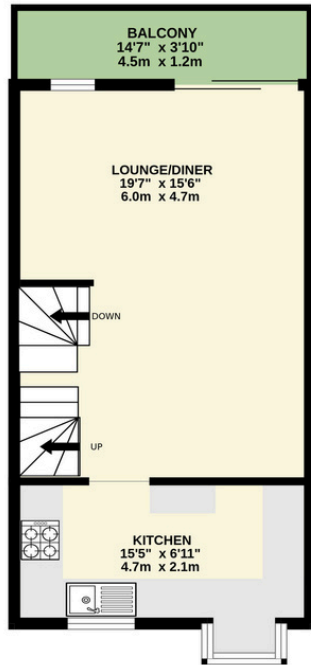




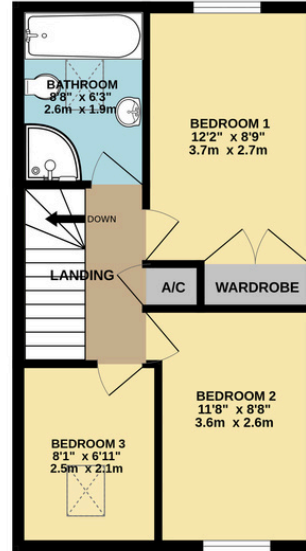
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



- **Services:** All mains connected. Gas-fired central heating. Solar Panels.
- **EPC:** B
- **Tenure:** Freehold
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** Complete Chain -The sellers are buying a new build.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RIVERSIDE CLOSE, BIDEFORD

TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx.

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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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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