



16 Heathfield Road  
Bideford, Devon EX39 4BU

Price Guide £250,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

An immaculately presented end of terrace house in an established residential area of Bideford. The house offers spacious open-plan and well decorated accommodation on the ground floor. The Lounge/Diner and Kitchen leads into the conservatory at the rear overlooking the extremely generous garden that contains a large workshop/store – there is also a downstairs cloakroom. On the first floor there are 3 good sized bedrooms with large windows and a modern family bathroom. Enclosed front and rear gardens with direct side access to the garden.

East-The Water is a suburb of Bideford on the eastern bank of the River Torridge. Local amenities include shops, pubs, village hall and primary school. Bideford town is a short drive to supermarkets, pubs, restaurants, independent shops and small businesses.



## ACCOMMODATION:

### RECEPTION HALL

#### LOUNGE/DINING AREA/KITCHEN

24'5 x 17'9 (7.44m x 5.41m)

A spacious L shaped room with doors to:

#### CONSERVATORY/ADDITIONAL RECEPTION ROOM

7'10 x 7'10 (2.39m x 2.39m)

Views over the rear garden.

#### FIRST FLOOR LANDING – with loft access (fully boarded & insulated loft)

### BATHROOM

#### BEDROOM 1

11' x 10'9 (3.35m x 3.28m)

Window to the front.

#### BEDROOM 2

12'4 x 9'2 (3.76m x 2.79m)

Window with rear view.

#### BEDROOM 3

9'3 x 7'5 (2.82m x 2.26m)

Window with rear view.

### OUTSIDE

The front garden is fully enclosed and low maintenance for ease. The rear garden is a real gem with a generous patio area an additional lawn plus a large workshop and store at the bottom of the garden.

### SERVICES

All main services connected. Gas fired central heating. uPVC double glazed windows.

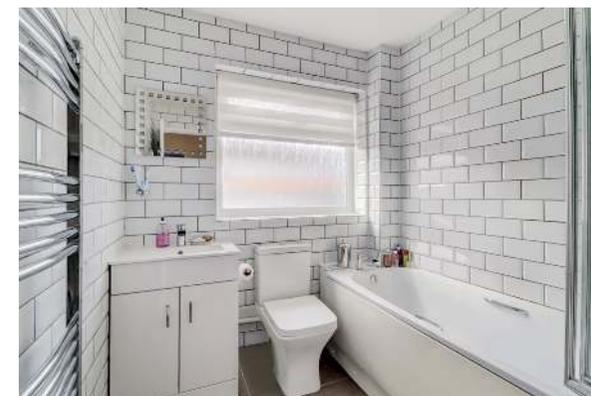
### COUNCIL TAX BAND: B

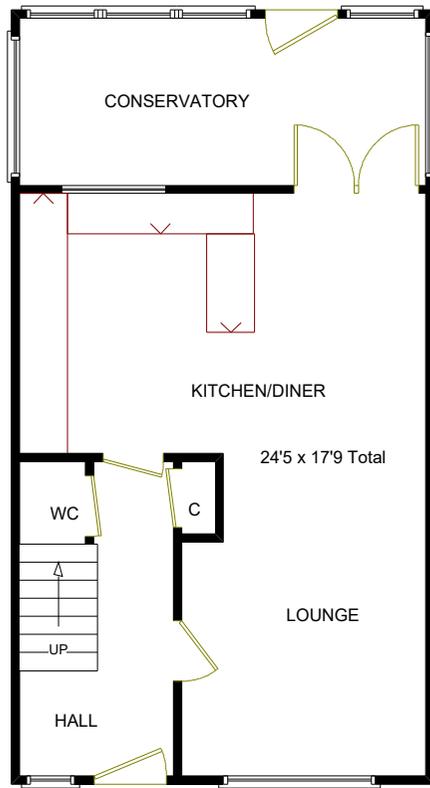
### ENERGY PERFORMANCE RATING: D

### DIRECTIONS:

From Bideford Quay proceed towards Torrington and at the first mini roundabout, take the first exit over the old bridge. At the roundabout continue

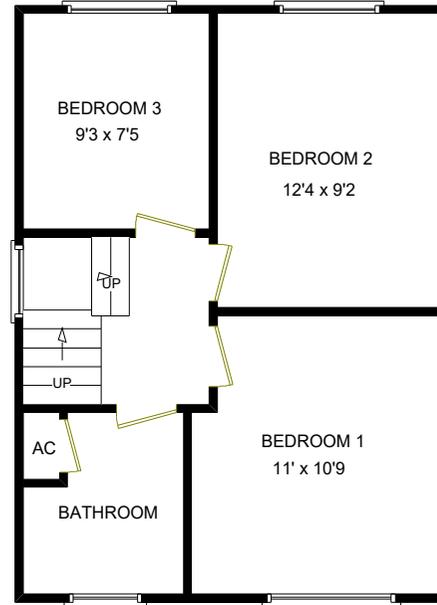
straight onto Station Hill. Continue onto Torrington Lane for approx. 1 mile and before the mini roundabout turn left onto Heathfield Road. Follow this road and No. 16 can be found on the right hand side.





GROUND FLOOR LIVING AREA  
562 sq ft

NOT TO SCALE FIRST FLOOR LIVING AREA  
446 sq ft



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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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