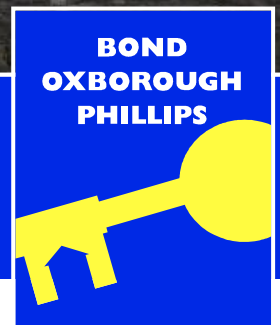




Flat 3, 43 Clovelly Road, Bideford, Devon, EX39 3DF  
Price: £64,950 Leasehold



**Estate Agents • Property Management • Auctioneers & Valuers**

Conveniently situated within a short distance from the Town Centre, Flat 3, 43 Clovelly Road is a spacious, First Floor, 1 Bedroom apartment offering light and airy accommodation. The property is considered to make an ideal investment purchase or 1st time buy and is offered onto the market with no onward chain. The agents have no hesitation in recommending an internal viewing as soon as possible to avoid disappointment.

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# Flat 3, 43 Clovelly Road, Bideford, Devon, EX39 3DF

Flat 3, 43 Clovelly Road is situated in this extremely popular residential area of Clovelly Road and presents an opportunity to acquire a spacious First Floor flat enjoying a good size Lounge, Kitchen, double Bedroom and Shower Room. The property is offered for sale in good decorative order and is available with no onward chain. The agents feel it would be ideally suited to a 1st time buyer or investment buyer and have no hesitation in recommending an early internal viewing to avoid disappointment.

Situated on the banks of the Torridge Estuary, the active port and market town of Bideford offers a wide range of national and local shopping, banking and recreational facilities together with its historic Pannier Market offering local fresh produce together with local art and craft stalls. Nearby villages include Northam, with its many amenities including Health and Dental Centre, Leisure Centre and its Burrows Country Park offering many attractive walks and stunning vistas, together with Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, and Westward Ho! with its long sandy beaches and championship Golf Course. The national parks of Exmoor and Dartmoor are within easy reach and other local visitor attractions include the Tarka Trail being popular with cyclists and walkers alike, the Atlantic Village retail outlet, Clovelly and Hartland Quay. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 9 miles distant, and beyond to the national motorway network.

**DIRECTIONS TO FIND:** From Bideford Quay proceed up the main High Street to the very top and turn left. Proceed into Old Town passing the Fire Station on your left hand side. At the pedestrian crossing continue straight onto Clovelly Road. Follow this road to where number 43 will be found on your left hand side with a numberplate clearly displayed.

The accommodation comprises (all measurements are approximate):

**Front Door To:**

**Communal Hallway**

Stairs rising to First Floor Landing. Hardwood front door to:

**Entrance Hall**

**Bedroom - 8' 2 x 10' 9 (2.49m x 3.28m)**

UPVC double glazed window to rear elevation enjoying countryside views. Fitted carpet.

**Shower Room**

Fully tiled shower cubicle with wall mounted shower, low level WC and pedestal wash hand basin. Extensive wall tiling, extractor fan, vinyl flooring.

**Living Room - 12' 3 x 13' 2 (3.73m x 4.01m) into recess**

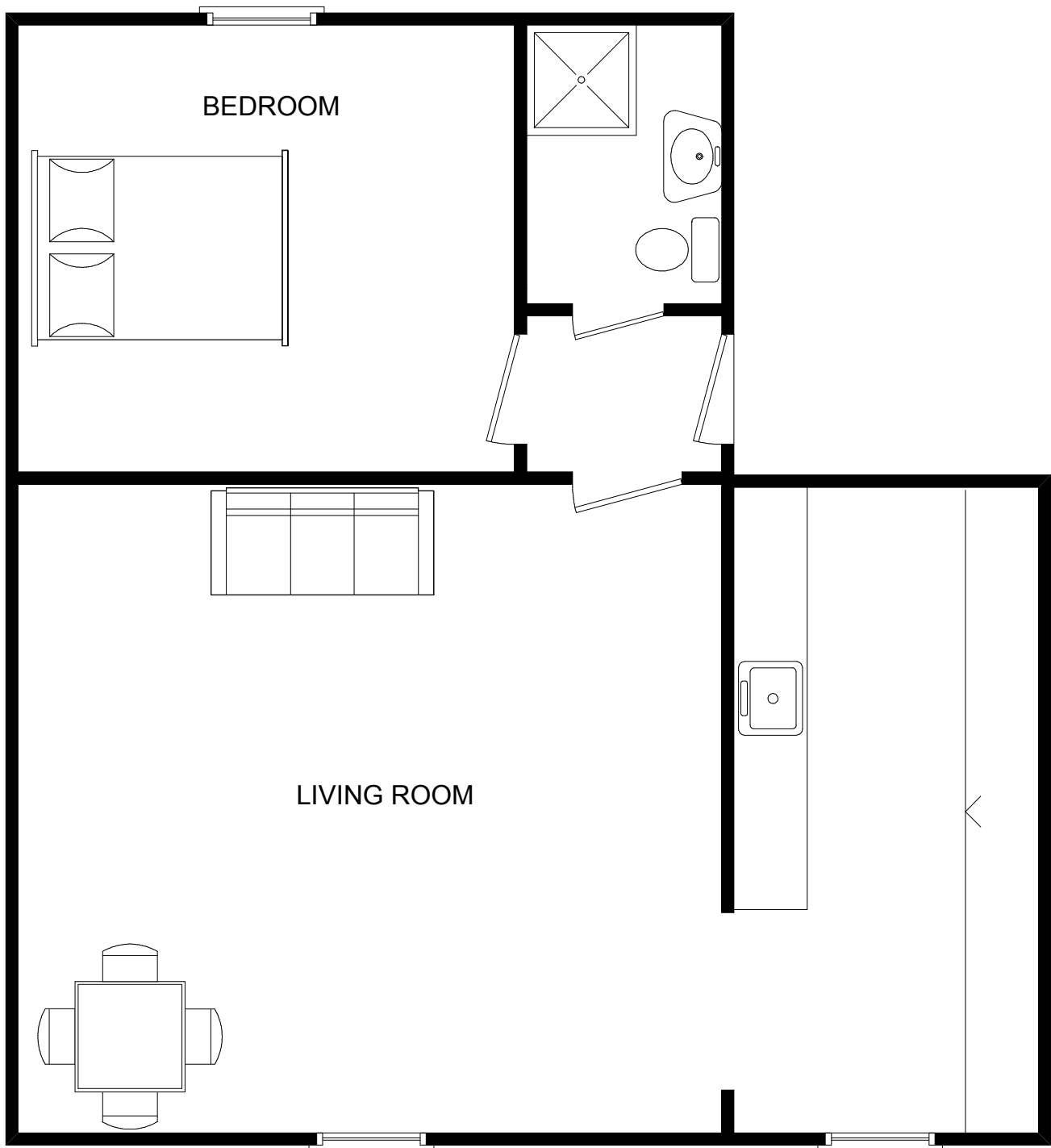
TV point, telephone point, period feature fire surround, fitted carpet, wall mounted electric storage heater, built-in cupboards, 1 housing the hot water tank and 1 with shelving. Wooden frame sash window to front elevation. Archway to:

**Kitchen - 12' 2 x 5' 11 (3.71m x 1.80m)**

A galley style Kitchen fitted with a range of matching wall and base units, work surfaces and inset stainless steel sink unit with mixer tap. Space for electric cooker, space and plumbing for washing machine. Laminate flooring. Wooden frame sash window to front elevation.

**Viewing arrangements through the BIDEFORD OFFICE 01237 479999**

**5 Bridgeland Street Bideford Devon EX39 2PS • bideford@boproperty.com • Open 7-days a week**



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Remember, having your finances arranged, in principle, prior to offering on a property might put you in a stronger negotiating position should you be competing with other purchasers for the same property.

### Offices in

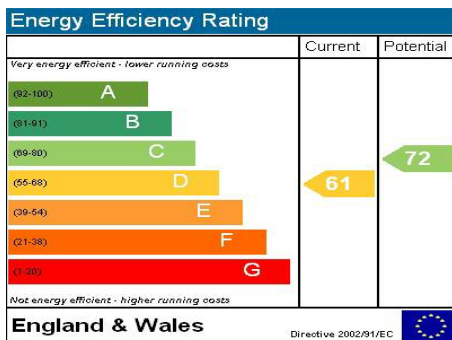
**Bideford: 01237 479999**

**Barnstaple: 01271 371234**

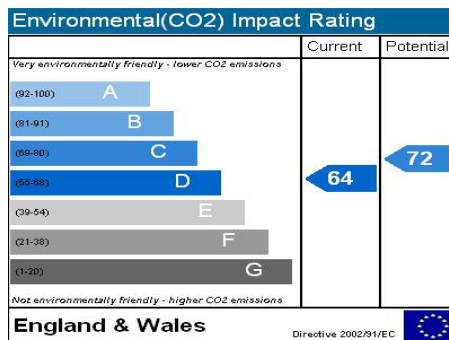
**Bude: 01288 355066**

**Torrington: 01805 624426**

**Ilfracombe: 01271 866699**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.