



Brights
Est. 1982

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2 BELLE VUE TERRACE,

BIDEFORD. EX39 3LS

GUIDE: £226,950



SUBSTANTIAL 4 BED LATE VICTORIAN TERRACED PROPERTY OFFERING 3 SEPARATE RECEPTION ROOMS AND COMPLIMENTED BY A WORKSHOP/STORE AND A 110' LONG SOUTH FACING GARDEN. OCCUPYING A FINE LOCATION BEING WITHIN EASY REACH OF THE TOWN CENTRE AND ENJOYING EXTENSIVE VIEWS FROM THE UPPER FLOORS.

- Entrance Porch
- Hallway
- Lounge with bay
- Dining Room
- Kitchen with Sitting Room off
- Utility Porch
- Large Bathroom with shower cubicle
- 4 Bedrooms
- 110' x 17' South Facing Garden
- Workshop/Store
- Fine Location with Extensive Views
- Located not far from the Town Centre



The property will be found to offer versatile accommodation arranged over 3 floors and is complimented by a 110' long south facing front garden and an open town aspect from the upper floors. Parking is considered easy within Northdown Road as there are no parking restrictions but the property does however benefit from having its own workshop/store and with the necessary consent could easily be utilised as a garage.

Bellevue Terrace is a terrace of only seven late Victorian houses situated in a popular position backing onto Northdown Road in Bideford which is just a few minutes walk away from the town centre shops, picturesque quayside and beautifully maintained Victoria Park and Playing Fields. There is also a local Junior/Infants School in Chanters Road within reasonable reach.

THE AGENTS FULLY RECOMMEND AN APPOINTMENT TO VIEW FOR THE SIZE, GARDENS & ASPECT TO BE TRULY APPRECIATED.

SERVICES: All mains connected. Gas fired central heating. Upvc double glazed windows.

COUNCIL TAX BAND: C.

DIRECTIONS: From our offices in Bridgeland Street, Bideford proceed to the top of the street veering right and continuing to the end of North Road whereupon turn right down into Northam Road and after passing Littlejohns Coal Merchants on the left take the first left into Northdown Road and Bellevue Terrace (rear elevation) will be found as the road levels out on the left with For Sale notice displayed.

The accommodation is at present arranged to provide (measurements are approximate):-

GROUND FLOOR

Obscure upvc double glazed front entrance door to:-

ENTRANCE PORCH: Wood effect vinyl flooring. Part glazed inner door to:-

ENTRANCE HALL: Balustrade staircase to first floor with storage cupboard under. Central heating radiator. Wood effect vinyl flooring.

LOUNGE: 11'11" (3.63m) plus bay x 11'8" (3.56m) with 9'3" (2.82m) ceiling height. Upvc double glazed bay window with open aspect. Former fireplace with stone surround and slated hearth. Picture rails. Television point. Central ceiling light pendant. Central heating radiator. Carpet as laid.

DINING ROOM: 11'11" x 9'3" (3.63m x 2.82m) with 9'3" (2.82m) ceiling height. Former fireplace recess. Picture rails. Internal upvc double glazed window with fitted vertical blinds. Television point. Central heating radiator. Carpet as laid.

KITCHEN: 14'6" x 8'8" (4.42m x 2.64m) Working surface incorporating stainless steel one and a half bowl sink unit with cupboards and recess space for dishwasher under. Further working surface areas, one of which incorporates 4 ring ceramic hob (concealed extractor over), with a good range of cupboards and drawers under plus a concealed fridge. Shelved larder cupboard. 'Eye level' double oven with cupboards above and below. Matching wall cupboards. Cupboard housing Worcester combination boiler. Telephone point. Upvc double glazed internal window. Obscure glazed door to the utility porch. Tiled floor. 4 Steps upto:

SITTING ROOM: 10'8" x 10'1" (3.25m x 3.07m) Upvc double glazed window with fitted vertical blinds and a pleasant aspect. Dado rails. Central heating radiator. Carpet as laid.

UTILITY PORCH: 8'2" x 5'6" (2.49m x 1.68m) Plumbing and vent for washing machine and tumble dryer. Polycarbonate roof. Tile effect laminate flooring. Upvc door with central double glazed panel gives access to the rear approach pathway.

FIRST FLOOR

HALF LANDING: Carpet as laid.

BATHROOM: 11'4" x 8'10" (3.45m x 2.69m) Panelled bath. Pedestal wash hand basin. Low level wc. Large shower cubicle with twin shower heads. Wood panelled ceiling with 6 inset spot lights and access hatch to loft void. Central heating radiator. Vinyl flooring.

LANDING: Balustrade staircase to second floor. Central heating radiator. Carpet as laid.

BEDROOM 1: 15'6" x 11'11" (4.72m x 3.63m) with 8'9" (2.67m) ceiling height. Large upvc double glazed picture window with fitted vertical blinds and a most pleasant open 'Roof Top' aspect. Attractive cast fireplace with surround. Coved ceiling. Central heating radiator. Carpet as laid.

BEDROOM 2: 12 x 9'4" (12x2.84m) with 8'9" (2.67m) ceiling height. Attractive cast fireplace with surround. Upvc double glazed window with fitted vertical blinds and a pleasant aspect. Central heating radiator. Carpet as laid.

SECOND FLOOR

LANDING: Upvc double glazed window. Carpet as laid.

BEDROOM 3: 14'8" x 12' (4.47m x 3.66m) narrowing to 9' (2.74m) and with some restricted headroom. Large upvc double glazed dormer window which enjoys a fabulous town aspect. Cast fireplace. Central heating radiator. Carpet as laid.

BEDROOM 4: 9'1" (2.77m) plus dormer recess x 8'6" (2.59m) and with some restricted headroom. Upvc double glazed window with pleasant aspect. Cast fireplace. Central heating radiator. Carpet as laid.

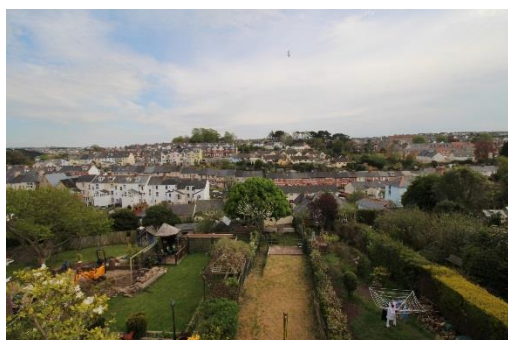
OUTSIDE

The property backs onto Northdown Road with access to:

WORKSHOP/STORE: 18'7" (5.66m) deep with an average width of 10'5" (3.18m) and to the most part having a ceiling height of 6' (1.83m). Up and over door. Low level wc. Fitted shelving. Pedestrian door to the rear pathway.

In addition to the up and over 'garage style' door there is a pedestrian gate that gives private access to the rear pathway which in turn gives access to the rear utility porch.

At either end of the terrace there is footpath access which serves the properties. Immediately to the front is a paved seating area and beyond the footpath and located directly opposite is a 110' (33.53m) long south facing garden. Being mostly to lawn with paved seating areas midway down the garden and to the bottom.



Further selection of photographs available @
www.brightsofbideford.co.uk

For Identification Only – Not To Scale



AGENTS NOTE: 1979 Estate Agents Act - Under the terms of the aforementioned legislation prospective purchasers should note that the vendor of this property is related to a member of staff (and therefore defined as being a connected person).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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