



Bond  
Oxborough  
Phillips



7 Waterloo Terrace, Bideford, Devon, EX39 3DJ

£176,000 Freehold

 3  1  1  Parking & Garage  Garden EPC: D



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# Overview

7 Waterloo Terrace is a 3 Bedroom end of terrace house offering good size accommodation with UPVC double glazed windows and gas fired central heating. The accommodation, in brief, comprises an Entrance Porch, Entrance Hall, 16' Lounge and Kitchen with a separate Dining area and rear Utility Conservatory. On the First Floor are 3 Bedrooms and a Shower Room. There is an enclosed courtyard garden to the rear of the property with side access to a 30'9 Garage / Workshop whilst to the front of the property is off-street parking. There is an option to purchase a further Garage for an additional £10,000.

The accommodation comprises (all measurements are approximate):

**Reception Porch** - 6'7" x 3'9" (2m x 1.14m)

Obscure UPVC double glazed entrance door off. Double glazed full height window.

## Reception Hall

Glass panelled door with matching sidelight off. Staircase rising to First Floor with double handrail. Radiator, coved ceiling.

**Lounge** - 16' x 12'6" (4.88m x 3.8m)

Large UPVC double glazed window (replaced in 2019) to front elevation. Coal effect gas fire in feature fireplace with wooden surround, tiled insert and hearth. TV point, telephone point, radiator, coved ceiling. Space saving sliding door between the Lounge and Kitchen / Dining Room.

## Kitchen / Dining Room

**Kitchen** - 8'11" x 7'6" (2.72m x 2.29m)

UPVC double glazed window overlooking the rear garden. Fitted eye and base level units with work surfaces and inset 1.5 bowl stainless steel sink and drainer unit with tiled splashbacking. Built-in 5-ring gas hob with extractor hood over, built-in electric double oven, space for fridge / freezer. Tiled flooring. Open plan to:

**Dining Area** - 9' x 7'10" (2.74m x 2.4m)

Built-in understairs storage cupboard. Radiator, tiled flooring, coved ceiling. Window and door to Rear Porch.

**Rear Utility Conservatory** - 7' x 7' (2.13m x 2.13m)

Overlooking the rear garden. Ample appliance space, plumbing for washing machine, vent for tumble dryer. Door leading onto the rear garden.

## First Floor Landing

Large airing cupboard. Access to part boarded loft space with light connected.

**Bedroom 1** - 12'8" (3.86) maximum x 9'7" (2.92)

Double glazed window. Radiator, coved ceiling.

**Bedroom 2** - 12' x 9'6" (3.66m x 2.9m)

Double glazed window. Radiator, coved ceiling.

**Bedroom 3** - 9' x 6' (2.74m x 1.83m)

Double glazed window. Radiator. Internal window to First Floor Landing. This room would make an ideal Home Office.

## Shower Room

White suite comprising fully tiled shower cubicle with feature window and electric shower (replaced in 2020), pedestal wash hand basin and low level WC (replaced in 2020). Radiator, vinyl flooring. UPVC double glazed window to rear elevation.

## Outside

The front garden has been paved to allow off-road parking for 1 vehicle. 2 storage units.

To the rear of the property is a fully enclosed and sunny courtyard. A rear pedestrian gate gives access to the front of the Garage. Double storage bunker.

**Large Garage / Workshop** - 30'9" (9.37) overall x 8'10" (2.7) narrowing to 4'10" (1.47)

With up and over door. Power and light connected, radiator, gas fired central heating and domestic hot water boiler. This space could be utilised for a number of uses including a Workshop or Gym.

The Garage roof was replaced with new fascias and guttering in 2018.

## Council Tax Band

B - Torridge District Council

### Agents Note

Bond Oxborough Phillips have prepared these sales particulars as a general guide and include information provided to us by other parties including the seller, not all of which will have been verified by us.

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. Photographs, measurements, floor plans and distances are given as a guide only.

We have not had sight of title documents. We have not checked that the property has all the necessary planning, building regulation approval, statutory or regulatory permissions or consents.

Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys and professional advice about all relevant aspects of the property including charges payable and lease details.

These sales particulars do not form part of any offer or contract.

# Floorplan



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## Directions

From Bideford Quay proceed up the main High Street turning left at the top and continuing through Old Town. At the pedestrian crossing continue onto Clovelly Road and take the 3rd right hand turning into Waterloo Terrace. Number 7 is situated a short distance on your left hand side clearly displaying a For Sale notice and numberplate.



To view this property call 01237 479 999 or email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)



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