



## 8 Torridge Mount

Bideford, EX39 4EJ

Guide Price

**£220,000**

- 3 Bed End Terrace Home
- Family Room & Separate Lounge
- River Views
- No Onward Chain
- Fully Refurbished Throughout
- Kitchen & Utility Area
- Short Walk To The Quay
- Well-Planned Accommodation
- Manageable Courtyard
- Footsteps From The Tarka Trail

## Directions

From Bideford Quay, head over The Old Bridge and continue straight over the mini-roundabout. Follow the road as it bears around to the right and take the second right into Torridge Mount, the property will then be found on the right hand side.

**Looking to sell? Let us  
value your property  
for free!**

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.





## Overview

Occupying a convenient position, just a short walk from Bideford Quay, footsteps from the Tarka Trail and enjoying views towards the river, this wellplanned 3 bedroom end-terrace home has been extensively refurbished by the current owner. Now boasting spacious accommodation, presented immaculately throughout, the property is perfect for those seeking their first home, a charming property to downsize or a sound buy to let investment. Offered with no onward chain.

The port town of Bideford offers residents a wide range of facilities including a number of locally owned and operated shops and stores, a post office, a number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure pursuits. The idyllic coast is close to hand with the quaint fishing village of Appledore and glorious sandy beach at Westward Ho! within a short drive and connected by a regular bus service. The ever-popular coastal village of Instow is also a short distance away along the Tarka Trail and is renowned for it's estuary beach and sand dunes, popular with families and dog walkers alike. Also boasting a popular delicatessen, award-winning restaurants, Yacht Club and a pedestrian ferry to Appledore in the summer months. Further tourist locations of Croyde, Woolacombe, Ilfracombe, Hartland and Bude are all within 1hrs drive.

There are also good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and convenient route to the M5 motorway via the North Devon Link Road.

## Services

All mains connected

## Council Tax band

A

## EPC Rating

E

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips Smith & Dunn Bideford  
Branch on 01237 879 797



**Entrance Porch** - This inviting space welcomes you into the home.

Hallway

**Lounge** - 3.60m x 3.57m (11'9" x 11'8") - A comfortable reception room, found at the front of the home.

**Family Room/Diner** - 4.74m x 4.14m (15'6" x 13'6") - Open to the kitchen and with stairs rising to the first floor, this room offers excellent social space with double doors to the rear courtyard.

**Kitchen** - 2.33m x 2.30m (7'7" x 7'6") - Fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawer and cupboards below, built-in oven and hob, space for fridge/freezer.

**Utility** - With units matching the kitchen, space and plumbing for a washing machine.

### First Floor

**Bedroom One** - 3.85m x 2.82m (12'7" x 9'3") - A spacious double bedroom, found at the front of the home.

**Bedroom Two** - 4.05m x 2.50m (13'3" x 8'2") - A further double bedroom, found at the rear of the home and enjoying river views.

**Bedroom Three** - 2.89m x 1.58m (9'5" x 5'2") - A single bedroom/home office, found at the front of the home.

**Bathroom** - Fitted with a suite comprising a bath with shower over, low-level W.C, wash basin with vanity unit below and chrome heated towel rail.

**Outside** - The property enjoys a manageable courtyard garden to the rear with convenient side access.

