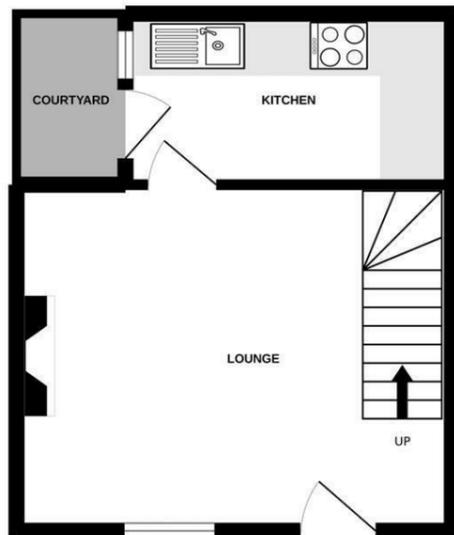
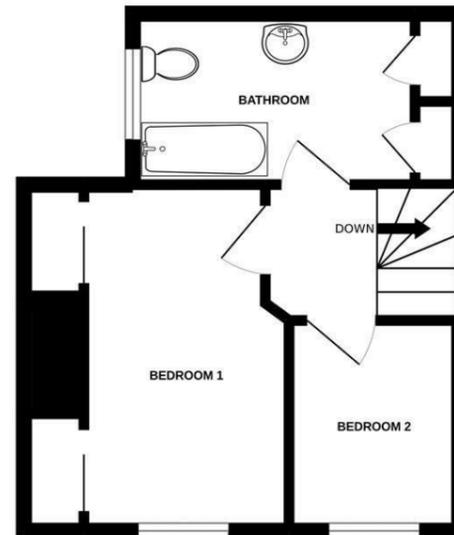


GROUND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**2 Bed House - Terraced**  
17 Higher Gunstone, Bideford, Devon, EX39 2DG

**£139,950**

- Mid-Terraced Cottage
- Kitchen
- Ideal First Home/Buy to Let
- Requires Modernisation
- Bathroom
- Central Town Location
- Sitting Room
- Minimal Outside Space
- No Onward Chain

**Looking to sell? Let us value your property for free!**  
Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

**Directions**

From Bideford Quay, proceed up the High Street to the top. At the junction turn right into Pitt Lane and take the next right into Higher Gunstone where the property will be found near the top on the left hand side. The nearest car park is on Bideford Quay or Honestone Street.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

### Entrance

### Lounge

4.84m x 3.85m (15'10" x 12'7")

### Kitchen

3.63m x 1.91m (11'10" x 6'3")

### First Floor

#### Bedroom One

3.77m x 2.49m max (12'4" x 8'2" max)

#### Bedroom Two

2.34m max x 1.90m (7'8" max x 6'2")

### Bathroom

2.02m x 3.12m (6'7" x 10'2")

### Outside

### Viewing

## Overview

Occupying a convenient position close to the centre of town, this 2 bedroom mid-terraced cottage offers comfortable accommodation and is just a short walk from Bideford Quay. The cottage offers scope for a new buyer to put their own stamp onto the property and makes for the perfect first home or sound buy to let investment.

The port town of Bideford offers residents a wide range of amenities including a number of locally owned and operated shops and stores, a post office, number of banks, a medical centre, cafes, restaurants and public houses, primary and secondary schooling along with other leisure facilities and Morrisons supermarket, all of which are accessible by foot. The nearby coast is close to hand with the quaint fishing village of Appledore, glorious sandy beach at Westward Ho! and the popular North Devon coast within a short drive and connected by a regular bus service, which connects from Ilfracombe and Croyde all the way to Westward Ho! & Appledore. 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.

## Outside

SERVICES - All mains services.

EPC: D

TENURE - Freehold.

COUNCIL TAX - A

LOCAL AUTHORITY - Torrridge District Council.

## Services

Type your text here

## Council Tax band

A

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

