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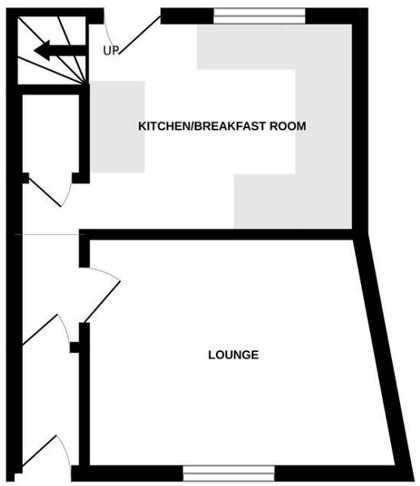
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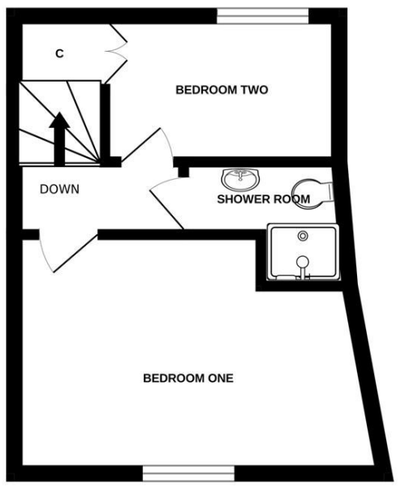
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GROUND FLOOR



1ST FLOOR



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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Directions

From Bideford Quay proceed up the High Street and at the T junction turn left, you will find the property just after the zebra crossing.

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

Call 01237 879797

or email bideford@phillipsland.com

50 High Street

Bideford, Devon EX39 3AA

Guide Price

£139,950

- Charming Two-Bedroom Cottage
- Kitchen with Breakfast Bar
- Council Tax Band A
- Central Town Location
- Well Presented
- Grade II listed
- Courtyard Garden
- Easy To Run

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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Situated in the heart of Bideford town centre, this charming two-bedroom Grade II Listed mid-terrace cottage has recently undergone a programme of redecoration, creating a lovely welcoming home with plenty of character and charm.

The ground floor offers a cosy snug lounge to the front, providing a comfortable space to relax, while the kitchen to the rear features a useful breakfast bar and access out to the courtyard garden, ideal for enjoying a little outdoor space.

To the first floor are two well-proportioned bedrooms and a shower room.

Combining a charming cottage feel with a convenient town centre location, this delightful home would make an ideal first-time purchase, investment opportunity or cosy home for those looking to enjoy all that Bideford has to offer.

Services

Mains water, electric and drainage. Electric heating.

Council Tax band

A

EPC Rating

E

Tenure

Freehold

Viewings

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





Ground Floor

Entrance Hall

Lounge
3.52 x 2.60 (11'7" x 8'6")

Kitchen
2.64 x 2.38 (8'8" x 7'10")

First Floor

Bedroom One
4.55 x 2.83 (14'11" x 9'3")

Bedroom Two/Study
2.34 x 1.62 (7'8" x 5'4")

Shower Room
1.83 x 1.61 (6'0" x 5'3")

Location

Bideford is a thriving and historic port town, attractively situated on the banks of the River Torridge and offering an excellent range of amenities and everyday conveniences. The town centre is within easy reach and provides a varied selection of independent shops, supermarkets, cafés and restaurants, together with professional services, schools catering for all ages, and a range of leisure and recreational facilities.

The town is also home to the renowned Tarka Trail, a popular walking and cycling route that follows the River Torridge, offering picturesque views across the estuary and surrounding countryside. North Devon's spectacular coastline is also readily accessible, with the popular beaches of Westward Ho!, Instow and Croyde all within driving distance.

For those travelling further afield, the nearby A39 Atlantic Highway provides convenient road links to Barnstaple, North Devon's regional centre, which offers an extensive range of shopping, business and leisure facilities. From Barnstaple, the A361 North Devon Link Road provides onward connections towards the M5 motorway and the wider national road network.

