



House On Waters Edge

7 New Road, Bideford, EX39 2BD

£195,000

- Waters Edge Location
- 2/3 Bedrooms
- Modernised Throughout
- River Views
- No Onward Chain

Directions

From Bideford Quay, pass the police station heading out of town. The property will be found on the right hand side with a for sale board clearly displayed.

**Looking to sell? Let us
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for free!**

Call 01237 879797
or email bideford@phillipsland.com

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Overview

A deceptively spacious 2/3 bedroom, 2 reception room semi-detached family home which has undergone a full refurbishment. On the waters edge and only moments from central Bideford the property has lovely river views. The property is Grade II listed and available with no onward chain.

Both semi-detached cottages are up for sale and available as a pair or separately. They consist of generally similar accommodation and presentation. Number 8 will soon be available.

Inside there is a large hallway. The lounge/front room is cozy and has a feature fireplace which creates a focal point. The dining room is reasonable in size and perfect for hosting family and friends with a further feature fireplace. The kitchen has been newly installed with a range of built in cupboards, plenty of preparation space, integral sink and new stylish flooring underfoot. There is a small utility / boiler room which provides further handy storage.

Whilst upstairs there are 3 rooms and a family bathroom. The bedrooms upstairs are all of a comfortable size the second bedroom is a through bedroom to the 3rd room, both of which would be comfortable double bedrooms. The principal bedroom has a 180 degree estuary view and is a good proportion. The bathroom has been refurbished but still with its quirky, original arched window.

The town offers a variety of attractions and activities. Bideford Quay, along the River Torridge, is a scenic spot for leisurely strolls, boat-watching, and visits to quaint shops and cafes. The Tarka Trail, a popular cycling and walking route, provides stunning views of the river and countryside. In the centre, you'll find a mix of independent shops, boutiques, and larger retailers, making it a great place for shopping. The dining scene is diverse, with traditional British pubs serving local cuisine and a variety of national restaurant chains.

Transportation is convenient, with the A39 "Atlantic Highway" passing through the town, providing access to other North Devon towns and beyond. Bus services connect Bideford to surrounding areas, and the nearest train station is in Barnstaple. The town has a strong sense of community, with various local events and festivals taking place throughout the year. Sports clubs such and football rugby and rowing all close by.

Services

All mains connected

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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



Outside

Outside the property has an enclosed courtyard style garden ideal for a pet. With a further out house which may be used for additional storage. Access from the kitchen is given to the rear courtyard.

The location is excellent with plenty of space for all the family to comfortably live. Being so close to town only a short level walk, it eliminates the taxi of mum and dad.

The property is a MUST VIEW, contact the Bideford team for more information or to arrange a viewing.

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32, any potential purchasers are drawn to the fact that the owners of this property are connected to the director's at Phillips, Smith & Dunn.



Room list:

Hallway

Kitchen

4.28 x 2.51 (14'0" x 8'2")

Lounge

5.23 x 4.18 (17'1" x 13'8")

Dining Room

4.04 x 2.94 (13'3" x 9'7")

Utility Room

First Floor Landing

Bedroom 1

4.15 x 3.96 (13'7" x 12'11")

Bedroom 2

4.10 x 3.17 (13'5" x 10'4")

Study / Bedroom (3)

4.22 x 2.38 (13'10" x 7'9")

Bathroom

2.56 x 1.73 (8'4" x 5'8")

Store

1.29 x 1.43 (4'2" x 4'8")