



TOTAL FLOOR AREA: 710 sq.ft. (66.0 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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24 Higher Gunstone

Bideford, Devon EX39 2DG

Guide Price

£199,950

- Mid-Terraced Period House
- 3 Bedrooms
- 2 Reception Rooms
- PVC Double Glazing
- Gas Radiator Central Heating
- Residents On Road Parking to Front
- Close to Town Centre
- Generous Sized Rear Garden
- Internal Inspection Advised!

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

Call 01237 879797

or email bideford@phillipsland.com

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:**
- Sitting Room**
4.42m x 3.18m (14'6" x 10'5")
 - Dining Room**
3.30m x 2.74m (10'10" x 9')
 - Kitchen**
3.58m x 1.83m (11'9 x 6')
 - Lobby**
 - Ground Floor Shower Room**
 - Bedroom 1**
3.43m x 2.84m (11'3" x 9'4")
 - Bedroom 2**
3.25m x 2.79m (10'8" x 9'2")
 - Bedroom 3**
2.87m x 2.67m (9'5" x 8'9")
 - First Floor WC**

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.

Services

All Mains Services Available

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

