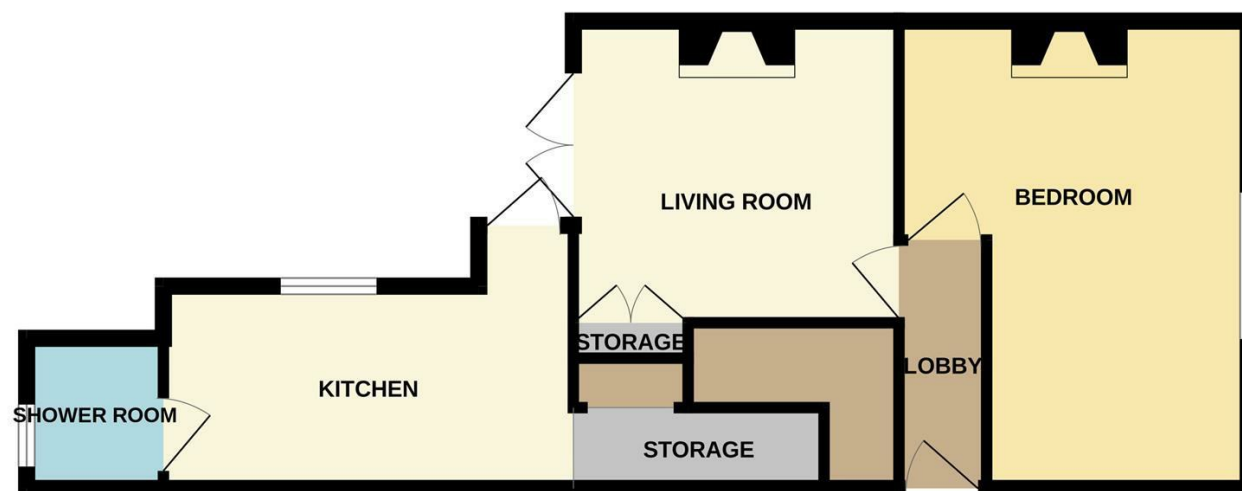


GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.4 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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Flat 1, 2 Victoria Terrace

Bideford, Devon EX39 2DP

Guide Price

£139,500

- Ground Floor Flat
- 1 Double Bedroom
- Designated Covered Parking
- Recently Fully Refurbished
- High Quality Kitchen
- Electric Heating
- Grade II Listed Building
- Superb Courtyard Garden
- No Onward Sales Chain!!

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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2 Victoria Terrace is an elegant, mid-terraced period house, Grade II listed for its historical and architectural merit. The property occupies a pleasant position overlooking Bideford's ancient Pannier Market and is within walking distance of Bideford Quay. The building comprises three flats, with this property occupying the ground floor. Having undergone a comprehensive refurbishment programme, the flat is beautifully presented, as an internal inspection will reveal. Modern-day amenities, including electric panel heaters in each room, blend seamlessly with the property's inherent character features, such as fireplaces, high ceilings and picture rails. Phillips Smith & Dunn, as selling agents, consider the property ideally suited to first-time buyers, those seeking a retirement property or, alternatively, purchasers looking for a second home. An early viewing appointment is highly recommended to avoid disappointment.

Briefly, the accommodation comprises a communal entrance lobby (serving Flats 1 and 2) and a private entrance hall. To the front of the property is a generously sized double bedroom featuring a character fireplace and a secondary-glazed window overlooking the Pannier Market. The spacious living room benefits from a stone-faced fireplace (currently non-functional), useful storage and shelving facilities, and double doors opening onto the courtyard garden. To the rear of the property is a newly fitted, well-equipped kitchen offering ample storage, a range of integrated appliances and a door providing access to the garden. Beyond the kitchen is a well-appointed, recently refurbished shower room fitted with a three-piece suite.

Outside -
To the front of the property is a flagstone-paved walkway bounded by ornate metal railings. To the rear is a delightful courtyard garden, providing an attractive outdoor seating area with external lighting and an integral table. Steps lead up to a designated covered parking space, accessed via a rear service lane leading from Honestone Street.

Lease Details -
We are advised by the seller that the property is held on the balance of a 999-year lease, with approximately 969 years remaining. Ground rent is payable at £10 per annum, whilst the building's shared outgoings are divided equally between the three flats, with each flat responsible for one-third of the total costs.

Services

Mains Electric Water and Drainage

Council Tax band

A

EPC Rating

E

Tenure

Leasehold - Share of Freehold

Viewings

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



Room list:

Entrance Lobby and Hall

Sitting Room

3.96m maximum x 3.40m (13' maximum x 11'2")

Kitchen

4.27m minimum x 2.13m (14' mininum x 7')

Bedroom

4.93m maximum x 3.66m maximum (16'2" maximum x 12' maximum)

Shower Room

Location

Bideford is a thriving and historic port town situated on the banks of the River Torridge, 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, restaurants and professional services, together with schools catering for all ages and a wide range of leisure and recreational facilities.

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

For commuters, the nearby A39 Atlantic Highway provides convenient road links to Barnstaple, North Devon's regional centre, which offers a wider range of shopping, business, commercial and leisure facilities. Barnstaple also provides access to the A361 North Devon Link Road, connecting to the M5 motorway and the wider national road network.

