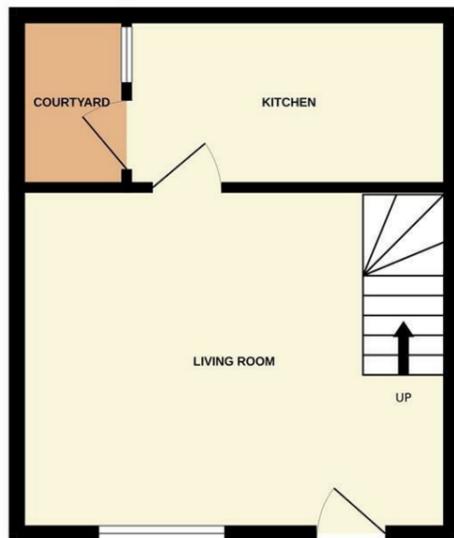


GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA: 548 sq.ft. (50.9 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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Refurbished Terraced House

17 Higher Gunstone, Bideford, Devon, EX39 2DG

Guide Price

£150,000

- Mid-Terraced 2 Bedroomed Cottage
- Recently Refurbished
- Living Room
- Kitchen
- Bathroom
- Small Courtyard
- Ideal First Home/Buy to Let
- Central Town Location
- VACANT - No Onward Chain!!

Looking to sell? Let us
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for free!

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or email 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 easily identified.

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:

Living Room

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

Kitchen

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

First Floor Landing

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")

Overview

Occupying an extremely convenient position close to the centre of the town, this 2 bedroomed mid-terraced gas centrally heated cottage offers comfortable accommodation with a wealth of charm and character, and is just a short walk from the historic Bideford Quay. The property has been the subject of a recent refurbishment programme to include redecoration, new floorcoverings throughout, a newly installed kitchen, some new doors, a overhaul of the electrical system, and is available for early occupation. The cottage now makes for the perfect first home, or a sound buy to let investment providing the ability to derive a good income! - your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides a spacious living room with a wealth of character features including beams and a window seat, along with the staircase to the upper floor, the kitchen is newly fitted with some integral appliances and ample additional appliance space, along with access to the courtyard, whilst to the first floor is a landing with access to the loft space. There are 2 bedrooms, and a bathroom with a 3 piece suite, which also has a boiler cupboard and linen cupboard.

Outside

To the rear there is a small enclosed courtyard providing space for bins and recycling. On road parking by residents permit is available in the vicinity.

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.

Services

All Mains Services Available

Council Tax band

A

EPC Rating

D

Tenure

Freehold

Viewings

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

