



57 Victoria Gardens
Bideford, Devon EX39 2BA

Guide Price: £159,950

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A Victorian mid-terraced house with 2 bedrooms, sitting room, dining room, kitchen, bathroom and rear courtyard garden, close to the town centre with on-road residents permit parking.

Although in need of modernising, the house includes modern gas central heating and double glazing. This property would make an ideal full time home or buy to let opportunity.

Being sold with no on-going chain.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



Entrance Hall

Sitting Room: 3.29m x 3.36m (10'9 x 11'0)

Dining Room: 3.28m x 3.68m (10'9 x 12'0)

Kitchen: 3.32m x 1.79m x (10'10 x 5'10)

Bedroom 1: 3.31m x 3.98m (10'10 x 13'0)

Bedroom 2: 2.42m x 3.76m (7'11 x 12'4)

Bathroom: 1.81m x 3.35m (7'11 x 12'4)

Outside: To the rear of the property is the private level courtyard enclosed by high walls and with a useful store, accessible via the kitchen. The courtyard backs onto Old Town Gardens, a local green space.

Services: All mains' services are connected including gas central heating with modern gas boiler.

Council Tax Band: A

EPC: tbc

Directions: Proceed along Bideford Quayside with the High Street on your right hand side. Continue over the mini roundabout, with the Old Bridge on your left, and continue to the next mini-roundabout where you turn right and proceed uphill. Proceed past Blackwell's Pasties on your left hand side before taking the right hand turning into Victoria Grove, number 57 will be located at the very end of the terrace towards Honestone Street.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

