



57a Old Town  
Bideford, Devon EX39 3BH

Price Guide £155,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A good investment or first time buyer opportunity! A 2 bedroom terraced cottage with a close proximity to the town centre makes this property popular to the letting market and anyone looking for their first step onto the ladder. The property has a pleasant outlook over Old Town Park and the accommodation briefly comprises: A modern kitchen that connects with the lounge, a ground floor cloakroom plus two first floor bedrooms, generous bathroom and large storage cupboard. Full Gas Central Heating.

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.



## ACCOMMODATION:

### Entrance Hall

Stairs rising to first floor. Downstairs WC, radiator. Door leading to:

### Lounge

**11' 0" (3.35m) x 10' 3" (3.12m)**

Spacious room, double glazed sash window, TV and telephone points, radiator, archway leading to:

### Kitchen

**9' 8" (2.95m) x 9' 0" (2.74m)**

Range of eye level and base units. Roll edge work tops, stainless steel sink and mixer tap, fitted electric oven and hob over, extractor hood over. Space for appliances, opaque window, radiator.

### First Floor Landing

#### Bedroom 1

**11' 0" (3.35m) x 10' 3" (3.12m)**

Good size double bedroom with view over the park and playing area. TV point, radiator.

#### Bedroom 2

**9' 3" (2.82m) x 8' 0" (2.44m)**

Double room, velux window, radiator.

### Bathroom

**8' 0" (2.44m) x 6' 0" (1.83m)**

Modern three piece suite consisting of low flush WC, wash hand basin and mixer taps, tiled splash back, panel bath with electric shower over. Cupboard housing has combi boiler.

### Store Room

**5' 0" (1.52m) x 5' 0" (1.52m) max**

**Services:** All main services connected.

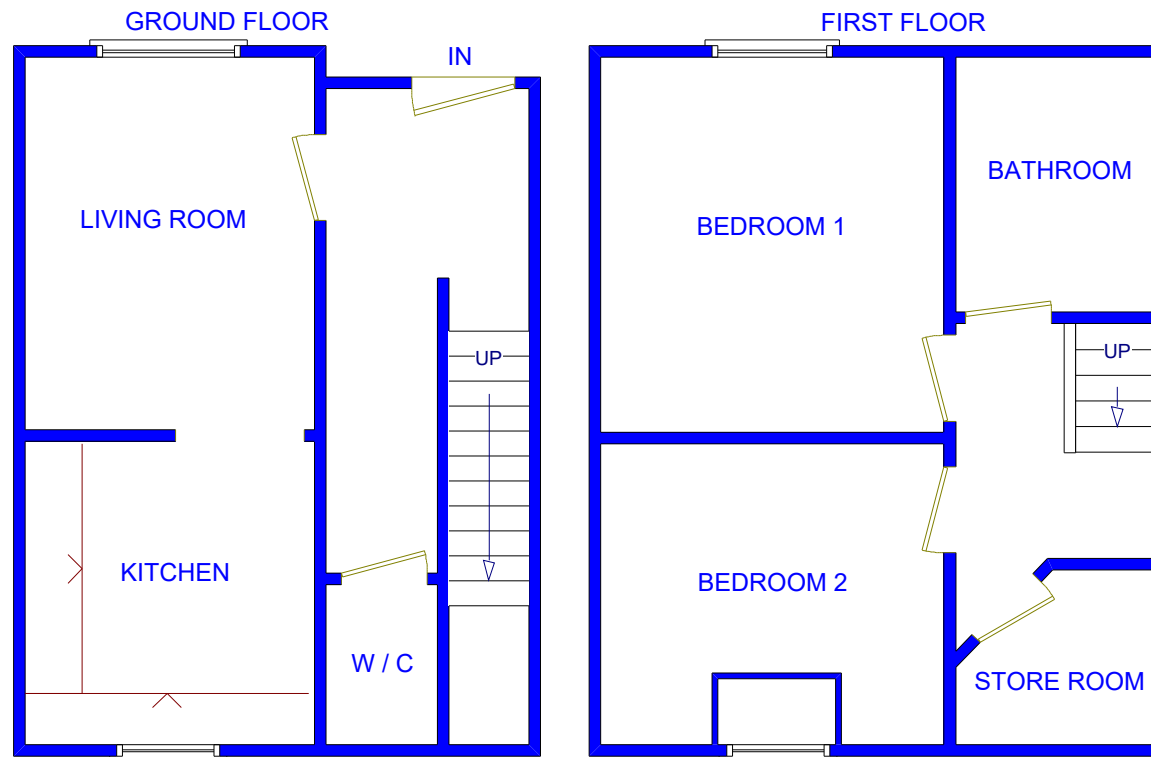
**Council Tax Band:** A

**Energy Performance Rating:** D

### Directions:

From Bideford Quay proceed along the Quay and turn right up the High Street. At the top the High Street turn left continuing to the fire station. 57a can be found virtually opposite the Fire Station.





This floorplan is for identification purposes only and is not to scale.  
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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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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