Bond Oxborough Phillips

Changing Lifestyles

69 Victoria Gardens
Bideford
Devon
EX39 2BA

Asking Price: £215,000 Freehold







Changing Lifestyles

01237 479 999
bideford@boppproperty.com

69 Victoria Gardens, Bideford, Devon, EX39 2BA

A BEAUTIFULLY RENOVATED PROPERTY BLENDING CHARM WITH MODERN STYLE

- 2 Bedrooms
- Bay-fronted Living Room with log burner
- Dining Room with French doors to garden
- Sleek fitted Kitchen
- Landscaped, low-maintenance rear garden with shed
- Contemporary Bathroom
- On-street permit parking available
- A stylish home that is ready to move straight into











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Overview

Situated on the quiet outskirts of Bideford Town Centre, close to the characterful old town, this beautifully presented 2 Bedroom mid-terrace home offers the perfect blend of modern living and timeless charm. The current owners have carefully and tastefully renovated the property throughout creating a stylish home that is ready to move straight into and will appeal to first time buyers, professional couples or anyone looking for a comfortable and easy-to-maintain residence.

Inside, the light and airy Living Room immediately sets the tone with its attractive bay window overlooking the front garden and a wood burning stove nestled into the fireplace, flanked by shelved alcoves ideal for display or media use. The Dining Room provides a versatile second reception space with French doors opening onto the rear garden and plenty of room for entertaining, working from home or simply relaxing. There is also useful understairs storage. The Kitchen continues the contemporary feel, fitted with a range of sleek white units and offering space for appliances, all complemented by a rear window outlook to the garden.

Upstairs, the property continues to impress with a spacious Main Bedroom enjoying 2 front-facing windows, floating bedside shelving and ample room for wardrobes. The second Bedroom is a generous double, currently arranged as a nursery but equally suited as a guest room or office. Completing the accommodation is a well-designed Bathroom featuring a cabinet mounted wash hand basin, a modern WC and a stylish P-shaped bath with shower over, enhanced by natural light from an obscure glazed window.

Externally, the rear garden has been landscaped for low-maintenance enjoyment, with decking that creates the ideal setting for summer dining or evening relaxation, along with a practical wooden storage shed.

On-street permit parking is available to the front and surrounding roads.

This turnkey property offers an excellent opportunity to secure a home that has been thoughtfully improved and maintained, ready to welcome its next owners to enjoy its charm and convenience. Early viewing is strongly recommended.

Agents Notes

Alongside full redecoration throughout, the property has seen extensive upgrades: a new main roof and a new roof section over the living room bay, a new boiler (installed 2025) with replacement pipework, a new front door, a fitted log burner and new French doors to the dining room.

On-street residents' parking is available on this and neighbouring roads. Each residence may apply for up to 2 permits; the first costs approximately £35 per year and the second approximately £50 per year.

Council Tax Band

B - Torridge District Council

69 Victoria Gardens, Bideford, Devon, EX39 2BA

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Ground Floor

Floor area 37.7 sq.m. (406 sq.ft.)

First Floor

Floor area 36.4 sq.m. (392 sq.ft.)

Total floor area: 74.1 sq.m. (798 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Please Note

If you choose to make an offer and it is accepted, a fee of £30 including VAT per buyer will be payable for (AML) anti - money laundering checks.

Directions

From Bideford Quay proceed in the direction of Torrington passing the Police Station on your right hand side. At the mini roundabout, turn right and proceed uphill. Take the third right hand turning into Victoria Grove. Continue into Victoria Grove and onto Victoria Gardens to where number 69 will be seen on your left hand side clearly displaying a numberplate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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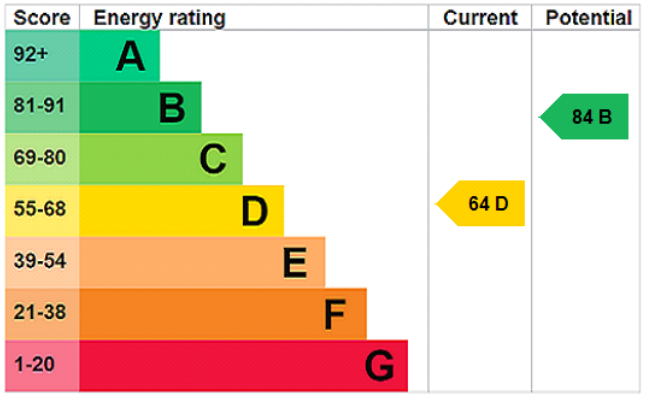

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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for a free conveyancing quote and mortgage advice.

