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Changing Lifestyles

6 Tower Street
Bideford
Devon
EX39 2BT

Guide Price: £100,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

6 Tower Street, Bideford, Devon, EX39 2BT

A HIGHLY INDIVIDUAL 3-STOREY TOWN PROPERTY

FOR SALE BY MODERN AUCTION –

T & C's apply

- Subject to Reserve Price • Buyers Fees Apply
- The Modern Method of Auction
- A unique opportunity for buyers seeking versatile accommodation, development potential & some of the finest views in central Bideford
- Full-width roof terrace - an exceptional private space from which to enjoy panoramic views



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Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted, the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Occupying a striking corner position between Tower Street and Buttgarden Street, this highly individual 3-storey town property (plus roof terrace) offers a unique opportunity for buyers seeking versatile accommodation, development potential, and some of the finest views in central Bideford.

The home is arranged across multiple levels. From Tower Street, the lower ground floor entrance opens into a characterful open-plan living space incorporating a Kitchen and Lounge. This level, though partially below ground, enjoys natural light from dual aspects and offers fantastic scope for reconfiguration - perhaps as a large storage space, studio or utility level, subject to requirements. A separate entrance from Buttgarden Street leads directly to the main floor, where a welcoming Hallway opens to a generous Reception Room and a double Bedroom with an En-suite Wet Room. This flexible level provides the option for semi-independent living or could form part of a larger, unified layout. The upper floor hosts a further double Bedroom, a Bathroom and another bright Lounge that frames wonderful views across St Mary's Church toward the River Torridge, Bideford Long Bridge and East-the-Water. The adjoining bedroom has begun cosmetic refurbishment following prior roof repairs, allowing an incoming owner to complete the finishing touches to their taste.

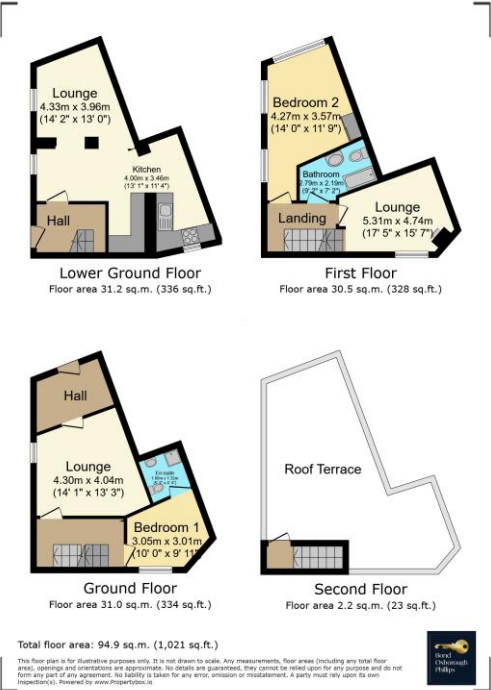
Above, a full-width roof terrace crowns the property - an exceptional private space from which to enjoy panoramic views over the town, river and surrounding countryside. Note - the tide happened to be out whilst we had a rare sunny October afternoon, so the view over the River Torridge is often significantly better than the photos suggest.

Many internal partitions are stud walls, making this an ideal purchase for those wishing to remodel, modernise or potentially reconfigure the property into separate units (subject to consent).

On-street parking is available on Buttgarden Street, with Bridge Street car park only a short stroll away.

Offered for sale with no onward chain, 6 Tower Street combines rare development flexibility with a central location and a breathtaking outlook - an intriguing opportunity in the heart of historic Bideford.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed up the main High Street taking the second left hand turning onto Grenville Street. At the junction, continue straight onto Buttgarten Street where the pedestrian access to Tower Street will be situated a short distance on your left hand side. Number 6 is positioned on the corner of Buttgarten Street and Tower Street.

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 & 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 able 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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