Bond Oxborough Phillips

Changing Lifestyles

15 Riverbank Cottages
Bideford
Devon
EX39 2QR

Asking Price: £210,000 Freehold







01237 479 999
bideford@boppproperty.com

15 Riverbank Cottages, Bideford, Devon, EX39 2QR

A RENOVATED HOME WITH A SUNNY, SOUTH-FACING GARDEN & DRIVEWAY PARKING

- 2-3 Bedrooms
- Spacious, open-plan Living / Dining Room with French doors to the garden
- Compact, well-designed Kitchen
- Sunny, south-facing courtyard garden with built-in storage
- Driveway parking
- Quiet, friendly neighbourhood near the River Torridge & Victoria Park











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Overview

Set in a prime location just a short walk from the River Torridge and the open green spaces of Victoria Park, this beautifully presented 2-3 Bedroom home offers an appealing blend of comfort, charm and convenience in a quiet and friendly neighbourhood.

The property has been thoroughly renovated and is arranged over 3 levels, providing versatile accommodation that will suit a couple, a small family or someone seeking a peaceful home of their own.

A generous driveway offers easy access and parking for a large car, adding to the practicality of the setting. The house is entered through a distinctive porthole front door which opens into an extensive Living / Dining Room, a warm and inviting space with a UPVC double glazed window to the front and French doors leading directly out to the garden. Wood laminate flooring runs throughout, and the room includes a cupboard housing the gas fired combination boiler, a useful understairs storage area, a TV point and plenty of space for relaxing and entertaining, creating a flexible area to enjoy throughout the seasons.

The Kitchen sits just off the main living space and, although compact, has been expertly designed with a built-in oven and hob, space and plumbing for a washing machine and room for a fridge / freezer. A range of eye and base level cupboards provide good storage, while a UPVC double glazed window looks out over the sheltered courtyard garden.

The rear garden, itself, faces south, allowing it to enjoy sunshine for much of the day, and offers a low-maintenance outdoor retreat with artificial lawn and a cleverly integrated storage shed built onto the wall, making it an ideal spot to sit out, relax or sunbathe.

Upstairs on the first floor, the main Bedroom overlooks the garden and provides a peaceful double room, while a second double Bedroom sits at the front of the house. This versatile room features a built-in bunk that is ideal for a child, though the layout could easily be reconfigured, and also includes built-in storage. A well-appointed Bathroom on this level features a contemporary 4-piece suite including a bath, a shower enclosure with rainfall shower and hand attachment, a WC and a cabinet-mounted wash hand basin, all finished to an attractive modern standard. A spiral staircase leads to the Loft Room, currently used as a home office. This room offers plenty of scope as an occasional bedroom or hobby room with Velux windows framing views across the rooftops.

Altogether, this is a charming home in an excellent setting close to the river, parkland and town amenities, and a viewing is highly recommended to appreciate its unique character, thoughtful design and the lifestyle it offers.

Council Tax Band

A - Torridge District Council

15 Riverbank Cottages, Bideford, Devon, EX39 2QR

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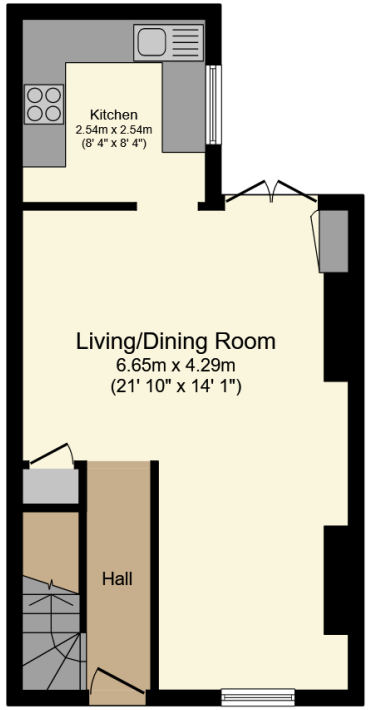
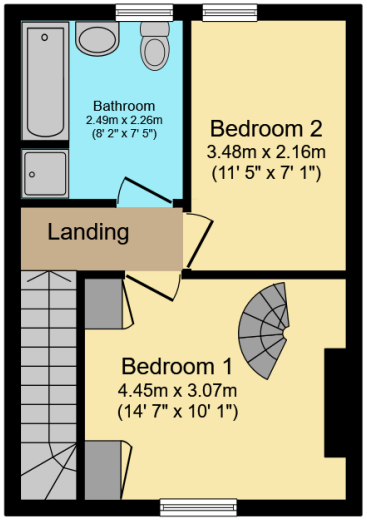


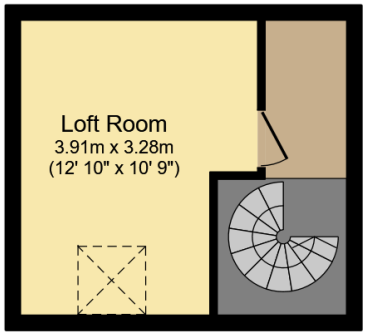
Ground Floor

Floor area 36.8 sq.m. (396 sq.ft.)



First Floor

Floor area 30.1 sq.m. (324 sq.ft.)



Second Floor

Floor area 18.5 sq.m. (199 sq.ft.)

Total floor area: 85.3 sq.m. (918 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.

Directions

From Bideford Quay, with the River Torridge on your right hand side, travel along Kingsley Road passing Morrisons Supermarket on your right hand side. Take the right hand turning onto Chanters Road and follow this road passing the Primary School on your left hand side. Continue into Riverside Court taking the next left hand turning to where number 15 Riverbank Cottages will be found on your left hand side with a numberplate and For Sale notice clearly displayed.

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.

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

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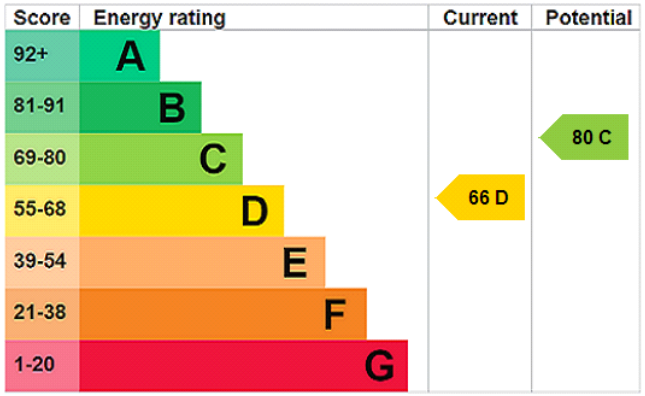

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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