



Bond
Oxborough
Phillips

Changing Lifestyles

14 and 14a Park Avenue
Bideford
Devon
EX39 2QH

**Offers In the Region Of:
£250,000 Freehold**



Changing Lifestyles

**01237 479 999
bideford@boproperty.com**

14 and 14a Park Avenue, Bideford, Devon, EX39 2QH

A UNIQUE PROPERTY ARRANGED AS TWO SPACIOUS FLATS

- Prime Park Avenue location opposite Victoria Park
- Ground floor flat with impressive 23'10 Kitchen / Diner & garden
 - West-facing rear garden with patio
 - First floor flat enjoying park views
- Located within a very short & level walk of Bideford Town Centre, the historic quay, a well-regarded primary school & Victoria Park
- An ideal investment, dual occupancy or re-conversion to single dwelling opportunity



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What a truly special and highly sought after location this property occupies. Park Avenue is a charming, leafy lane situated within a very short and level walk of Bideford Town Centre, the historic quay, a well-regarded primary school and, of course, Victoria Park itself. In fact, the property enjoys delightful views across the park from the bay windows of the principal reception rooms, creating a wonderful connection with the surrounding greenery. There is also plentiful permit parking available to the front for those times when the car is needed.

This is a unique opportunity to acquire a particularly interesting and versatile period property that is currently arranged as two independent flats - a ground floor residence with direct access to the rear garden, and a spacious first floor apartment - both benefiting from this exceptional position. The property, therefore, offers a range of possibilities, whether as an investment opportunity, dual-occupancy living for extended family, or for those wishing to reconfigure back into a single dwelling, which could be achieved relatively easily with some internal alterations.

The ground floor flat is accessed from the main entrance hall and features a living room to the front with a bay window overlooking the attractive front garden and towards Victoria Park beyond. The bedroom is positioned to the middle of the property and enjoys direct access to the rear garden via a UPVC double glazed door. A centrally located shower room is fitted with a shower cubicle, a dual flush WC and a pedestal wash basin. Undoubtedly, the standout feature of the ground floor accommodation is the impressive kitchen / diner, extending to approximately 23'10 in length, offering an extensive range of units, multiple windows allowing for excellent natural light, a built-in 4-ring hob with extractor over and a built-in oven. There is ample space for dining and entertaining, and French doors open directly onto the rear garden, making this a superb sociable living space.

The rear garden is west-facing and enjoys a pleasant sunny aspect, featuring a paved patio area towards the rear, a stone chipping section for ease of maintenance and a useful side area providing additional seating space or practical storage for bicycles, surfboards or outdoor equipment.

The first floor flat, also accessed independently from the entrance hall, offers equally generous accommodation. The living room is positioned to the front and enjoys fantastic elevated views across Victoria Park via a large bay window. The bedroom is located to the middle of the property with a window overlooking the rear and includes an airing cupboard housing the boiler for this part of the building. A centrally positioned bathroom is fitted with a bath, WC and wash basin, while the kitchen is situated to the rear and is well-equipped, enjoying views over the garden.

Overall, this is a rare and exciting opportunity to purchase a flexible property in one of Bideford's most desirable residential locations. Whether you are an investor seeking 2 income-producing flats, a buyer looking for multi-generational living, or someone wishing to restore a period home back into a single residence, this property offers enormous potential in a prime setting. An early viewing is highly recommended to fully appreciate the possibilities on offer.

Council Tax Band

Number 14 - A with Improvement Indicator - Torridge District Council (If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.)

Number 14a - A - Torridge District Council



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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	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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1-20	G		

Directions

From Bideford Quay proceed in the direction of Northam passing the Post Office on your left hand side. Take the right hand turning immediately past the Burton at Bideford (Art Gallery) onto Park Avenue where number 14 will be clearly identified by 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 & 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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