Bond Oxborough Phillips

Changing Lifestyles

2 New Row
Bideford
Devon
EX39 2NJ

Asking Price: £125,000 Freehold

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

2 New Row, Bideford, Devon, EX39 2NJ

A CHARMING COTTAGE WITH ESTUARY VIEWS & A PRIVATE COURTYARD GARDEN

- 1 double Bedroom with built-in wardrobes
- Bright, open-plan living space with charming wood burning stove
- Well-arranged kitchen
- Large bathroom with bath & electric shower over
- Peaceful pedestrian setting
- Beautiful estuary & new bridge views from the living room, bedroom & bathroom
- Private, low-maintenance courtyard garden
- No onward chain

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Situated along a peaceful pedestrian lane between Pitt Hill and Higher Gunstone, this charming 1 Bedroom terraced cottage offers a wonderful opportunity to acquire a characterful home in a picturesque setting. Beautifully presented throughout and available with no onward chain, the property enjoys delightful elevated views towards the estuary and the new bridge from both the living area and first floor.

The accommodation centres around a bright and surprisingly spacious open-plan living, dining and kitchen area, where natural light floods in through the front window. A charming wood burning stove creates a cosy focal point, while the kitchen is well-arranged with ample work surfaces and space for everyday appliances. To the rear is a private courtyard garden, providing a pleasant spot to sit out and enjoy the sunshine.

Upstairs, the generous double bedroom benefits from built-in wardrobes and even more impressive estuary views, while the spacious bathroom enjoys the same attractive outlook.

Ideal for first time buyers, those looking to downsize, a holiday retreat or a buy-to-let investment, this delightful cottage combines character, convenience and scenic surroundings in equal measure. Early viewing is highly recommended.

Council Tax Band
A - Torridge District Council

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Total floor area: 46.8 sq.m. (504 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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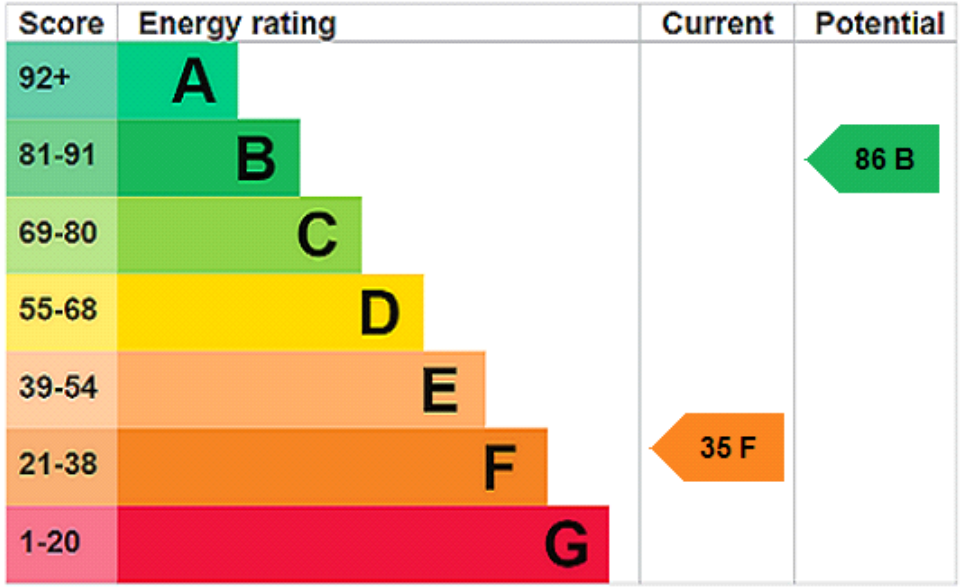
If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Directions

From Bideford Quay proceed up Bridgeland Street passing our Office on your right hand side. Follow the road as it bears around to your right taking the left hand turning into Coldharbour. Proceed uphill and take the right hand turning onto New Row which is located just before the 'T' junction. The property will be found 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 & 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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