



Bond
Oxborough
Phillips

Changing Lifestyles

24 Barnstaple Street
Bideford
Devon
EX39 4AE

Guide Price: £217,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

24 Barnstaple Street, Bideford, Devon, EX39 4AE

A CHARACTERFUL & WELL-LOCATED HOME

- 2 Bedrooms & Loft Room
- Living Room with wood burning stove
- Kitchen with door opening to the enclosed rear patio
- First Floor Bathroom
- Further fully enclosed garden opposite the property
- Tarka Trail very close by & just a short walk to the quayside & its range of shops, cafés & restaurants
- A one-of-a-kind cottage that we would highly recommend a viewing of



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Occupying a characterful position along Barnstaple Street, just moments from Bideford's historic quayside, 24 Barnstaple Street is a charming 2 Bedroom end-of-terrace cottage offering private outdoor space to both the front and rear, together with no onward chain.

Currently utilised as a successful holiday let, the property presents an appealing opportunity for those seeking either a coastal bolt-hole, investment purchase or full-time home within easy reach of the town's amenities.

The front door opens directly into a warm and inviting open-plan Living Room, where wood-dominated finishes and a log burner create an immediate sense of comfort and cottage charm. The Living Room flows naturally into the Kitchen, forming a sociable and practical layout suited to both everyday living and entertaining. From here, a door opens out to the enclosed rear patio, providing a private and sheltered space - ideal for morning coffee or evening dining. Additional storage is neatly tucked beneath the staircase, maximising functionality without compromising space. Upstairs, a central landing leads to 2 comfortable double Bedrooms, both well-proportioned. The front bedroom is slightly larger and benefits from incorporated stair access to a converted loft room, complete with a Velux window, offering useful additional space for hobbies, occasional guests or storage. A Bathroom serves both bedrooms.

One of the property's most distinctive features lies just across the footpath from the front door: a private, elevated walled garden. Accessed via a gated entrance, this separate outdoor space enjoys excellent sunlight throughout the day and provides a rare and attractive addition for a town-centre home.

The location is particularly convenient, positioned near The Royal Hotel, alongside the Tarka Trail for easy access on foot or by bicycle, and just a minute's walk from Bideford's historic Long Bridge leading to the quayside and its range of shops, cafés and restaurants.

The property benefits from mains gas, water, electricity and drainage. While there is no dedicated parking, a residents' parking permit is available at nearby Clarence Wharf, only a short walk away.

A characterful and well-located home offering flexibility, charm and excellent access to Bideford's waterfront lifestyle.

Council Tax Band

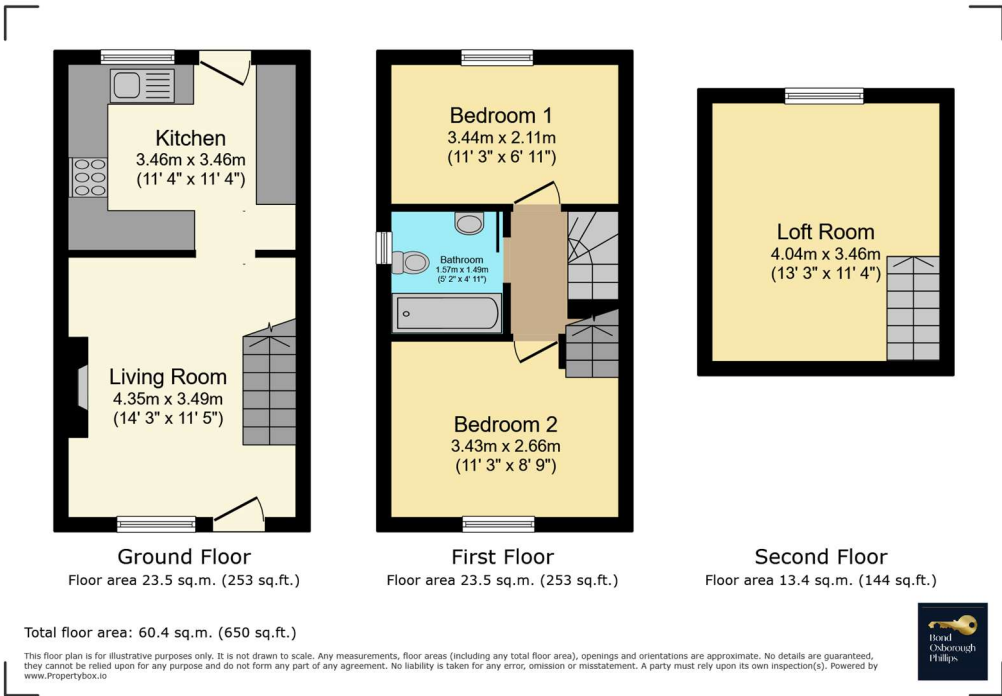
Currently deleted but previous Band A - Torridge District Council



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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		84 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed in the direction of Torrington before turning left over the Old Bideford Bridge towards East-The-Water. Upon reaching the mini roundabout, turn left onto Barnstaple Street. Proceed along for a short distance before taking the right hand turning on foot up an alleyway just prior to the Silver Bridge House Chinese takeaway. Number 24 Barnstaple Street will be situated on your right hand side just prior to arriving at the Tarka Trail.

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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