



Bond
Oxborough
Phillips

Changing Lifestyles

5 Fort Terrace
Bideford
Devon
EX39 4BJ

Asking Price: £200,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

5 Fort Terrace, Bideford, Devon, EX39 4BJ

A CHARMING PROPERTY HAVING BEEN TASTEFULLY UPDATED

- 3 Bedrooms
- Spacious Kitchen / Diner - perfect for family meals & entertaining
 - Stylish contemporary Lounge
 - Modern upstairs Bathroom
- Generous Attic Room - ideal as an occasional Bedroom 4, Home Office or Studio
- Terraced rear garden with multiple areas to relax
 - Large Garage
- New roof & newly laid flooring throughout
- Presented to a high standard
- Don't miss out – book an early viewing to avoid disappointment



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 out of the norm 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.



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Perched in an elevated position, this charming home takes full advantage of its panoramic views and a thoughtfully designed layout. The spacious Kitchen / Diner serves as the heart of the home – an inviting setting equipped for family meals and lively entertaining. Sleek cabinetry and ample counter space make it both stylish and practical, while an open-plan flow allows conversation to carry easily into the adjacent living areas. Just beyond, the stylish Lounge awaits as a comfortable haven for relaxation, featuring contemporary finishes and plenty of natural light that accentuate its warm, welcoming atmosphere.

Upstairs, 3 well-proportioned Bedrooms provide restful retreats for everyone in the household. Each Bedroom offers generous space and natural light, easily accommodating all the necessities of modern living. These rooms are serviced by a sleek, modern Bathroom, completing the First Floor layout with convenience and style.

A flexible Attic Room on the Top Floor adds a valuable layer of versatility to the home. This generous space can effortlessly function as an occasional fourth bedroom, a private home office or a creative studio – adapting to your needs while maintaining the comfort and quality found throughout the house. Well-finished and inviting, the Attic Room conversion ensures you have extra room without ever compromising on comfort or design.

To the rear of the property, a beautifully terraced garden offers multiple levels of outdoor enjoyment. Each tier provides a unique area to relax or entertain, surrounded by greenery and the tranquillity that comes with an elevated setting. One tier features a decked patio – perfect for al fresco dining, summer barbecues or simply soaking up the sweeping views with a morning coffee in hand. The thoughtfully landscaped design makes the most of the hillside location, creating outdoor spaces as special as the interior.

For car owners and hobbyists alike, the large Garage is a standout feature. Accessible via a rear lane, this expansive Garage provides secure off-street parking along with abundant storage for tools, bikes or recreational gear. It adds an extra layer of convenience that complements the home's practical layout, ensuring that functionality goes hand-in-hand with beauty.

This home has been tastefully updated to a high standard, so you can enjoy modern comforts from day one. Recent improvements include a brand new roof and newly laid flooring throughout, offering both aesthetic appeal and peace of mind regarding the property's upkeep. These upgrades, combined with the home's immaculate presentation, mean you can move straight in and immediately enjoy its comforts.

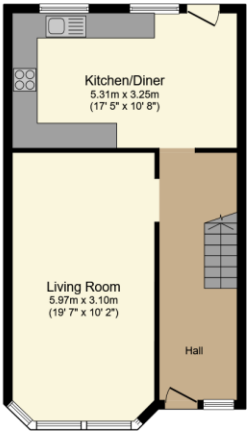
Overall, the breathtaking views, versatile living spaces and quality finishes make this property a truly desirable home - one that effortlessly blends style, comfort and convenience for a superb living experience.

Council Tax Band

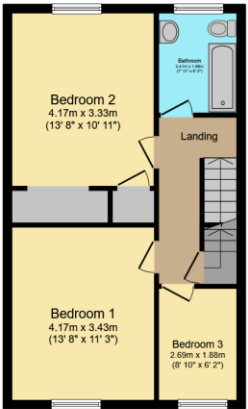
B - Torridge District Council



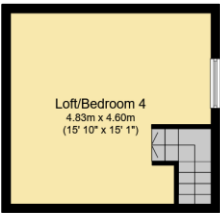
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Ground Floor
Floor area 51.8 m² (558 sq.ft.)



First Floor
Floor area 50.4 m² (542 sq.ft.)



Second Floor
Floor area 22.2 m² (239 sq.ft.)

TOTAL: 124.4 m² (1,339 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed over the Old Bideford Bridge. At the mini roundabout continue straight onto Torrington Lane. Fort Terrace will be found on your left hand side. Number 5 will be clearly displaying a numberplate and For Sale notice.

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.

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