



Bond
Oxborough
Phillips

Changing Lifestyles

17 Higher Gunstone
Bideford
Devon
EX39 2DG

Asking Price: £150,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

17 Higher Gunstone, Bideford, Devon, EX39 2DG

A RECENTLY RENOVATED CHARACTER COTTAGE OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms

- Situated on a quiet street within easy reach of Bideford Town Centre
- Spacious Living Room with charming beamed ceiling & feature fireplace
 - Newly fitted gloss Kitchen with brand-new oven, hob & extractor
 - Small courtyard garden
 - Permit parking available
 - Local parks & riverside walks nearby
- Ideal for first time buyers, investors or those seeking a low-maintenance holiday home



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.



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Located on a quiet street within easy reach of Bideford Town Centre and its diverse amenities including supermarkets, shops, cafés and bars, this recently renovated 2 Bedroom character cottage offers a rare opportunity to own a beautifully presented home in a sought after location.

Step through the front door directly into the spacious Living Room, which showcases a charming beamed ceiling, feature fireplace with provision for an electric fire and space for a wall mounted television. Either side of the fireplace are attractive shelving units, while useful understairs storage and a coat cupboard add practicality. The recently fitted Kitchen boasts a sleek gloss finish, a brand new oven and hob with extractor fan, and space for a washing machine and an undercounter fridge and freezer. A shelved recess is perfect for storing herbs and spices. From here, a door leads to a small courtyard garden - ideal for bin storage or, perhaps, a bistro table set-up.

Upstairs, the Main Bedroom is a good sized double with a sash window allowing for plentiful natural light, fitted shelving and a new carpet, while the second Bedroom is perfect as a single room or home office, also with a sash window. The newly fitted Bathroom has a bath with shower over, WC and pedestal wash hand basin, an airing cupboard housing a gas fired combination boiler, and a separate linen cupboard with slatted shelving.

This turnkey home is sure to appeal to first time buyers, investors or those seeking a low-maintenance holiday home, all set in a historic part of town among similar period properties, just a short stroll from the town centre, local parks and scenic riverside walks. Viewings are highly recommended and available at your convenience.

There is permit parking available with this property on Higher Gunstone as well as on surrounding streets. This house is available for sale with no onward chain.

Council Tax Band

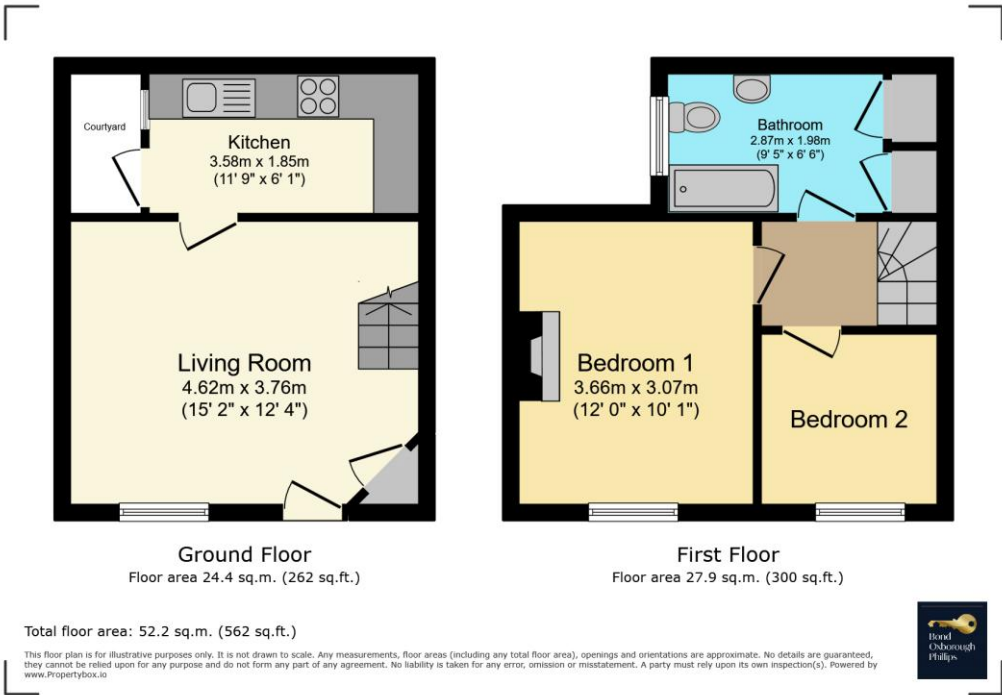
A - Torridge District Council



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

Directions

From our Office on Bridgeland Street, proceed up Bridgeland Street away from The Quay. Follow the road as it bears around to your right and take the first left hand turning into Coldharbour. Proceed to the top of Coldharbour and turn right onto Higher Gunstone to where number 17 will be found on your right 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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