



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 Torridge Mount  
Bideford  
Devon  
EX39 4EH

**Auction Guide Price: £130,000**  
**Freehold**



Changing Lifestyles

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19 Torridge Mount, Bideford, Devon, EX39 4EH

## A SPACIOUS HOUSE WITH STRONG POTENTIAL FOR IMPROVEMENT

FOR SALE BY MODERN AUCTION –

T & C's apply

- Subject to Reserve Price • Buyers Fees Apply
  - The Modern Method of Auction
    - 3 Bedrooms
- Living Room with gas fire in a traditional surround
  - Flexible second Reception Room
- Kitchen with pantry & door to the rear garden
- Ground Floor Bathroom & upstairs Cloakroom
- Rear garden designed for ease of maintenance
  - UPVC DG & GFCH
  - Requiring updating throughout



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay.



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**Positioned along a traditional terrace of attractive period homes, 19 Torridge Mount presents a rare opportunity to acquire a spacious 3 Bedroom house with original proportions and strong potential for improvement. Offering generous accommodation across 2 floors and the benefit of outdoor space with rear access, this property is ideal for buyers looking to add value through cosmetic modernisation.**

**On the ground floor, a central Entrance Hallway provides access to 2 well-sized Reception Rooms. The Living Room sits at the front of the house and features a gas fire set within a traditional surround, while a second Reception Room offers further flexibility as a dining room, snug or home office. Both rooms retain good natural light and character proportions, making them a solid base for refurbishment. To the rear of the house is the Kitchen, which includes a useful understairs pantry and a door leading out to the rear garden. A further internal door at the rear of the Kitchen leads through to a ground floor Bathroom, which currently houses both a bath and separate shower. This layout offers good scope for reconfiguration or enhancement.**

**Upstairs, the property comprises 3 double Bedrooms, all accessed from a central landing. The principal bedroom at the front is particularly spacious and features a large bay window offering elevated rooftop views across Bideford and the surrounding townscape. A separate upstairs Cloakroom with WC and wash hand basin adds practical convenience to the first floor.**

**The rear garden is designed for ease of maintenance, with paved and gravelled surfaces, and a gated access that leads onto the adjacent road, making it ideal for bin storage or bicycle access. The property is fitted with UPVC double glazed windows throughout and benefits from mains gas fired central heating with radiators.**

**While the house has been well-used as a rental property, it now requires updating throughout, offering a blank canvas for a new owner to transform it into a stylish and comfortable home. With its generous proportions, original features and scope to improve, 19 Torridge Mount represents an excellent opportunity for investors, renovators or owner-occupiers looking for a characterful terrace to make their own.**

#### **Council Tax Band**

A - Torridge District Council

#### **Auctioneer Comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

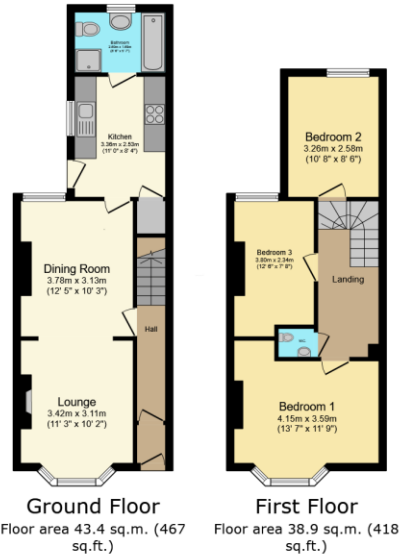
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted, the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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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.ie](http://www.Propertybox.ie)



Directions

From Bideford Quay proceed in the direction of Torrington turning left at the Old Bideford Bridge. Continue over the bridge and, at the mini roundabout, continue straight ahead onto Torrington Lane. Proceed up the hill taking the right hand turning into Torridge Mount to where the property will be situated on your left hand side clearly displaying a For Sale board.

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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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