



Bond
Oxborough
Phillips

Changing Lifestyles

37 Geneva Place
Bideford
Devon
EX39 3BS

Asking Price: £135,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

37 Geneva Place, Bideford, Devon, EX39 3BS

AN EXTENDED MID-TERRACE PROPERTY



- 2 Bedrooms
- Spacious, open-plan Lounge / Dining Room
 - Fitted modern Kitchen
 - Ground Floor Bathroom
- Fully enclosed, south-facing rear garden
- Excellent location - close to Town Centre, schools & local amenities
- Ideal for first time buyers or investors
- Requires general cosmetic updating
 - No onward chain
 - Great potential to add value



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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A spacious and extended 2 Bedroom mid-terrace home with a south-facing garden, conveniently positioned within walking distance of the Town Centre, schools and local amenities.

This well-laid-out property features a generous, open-plan Lounge / Dining Room, a modern fitted Kitchen and a ground floor Bathroom. Upstairs are 2 good size Bedrooms, while outside you'll find a fully enclosed, south-facing rear garden – ideal for relaxing or entertaining.

Requiring general cosmetic updating, this home offers excellent potential for improvement and is available for sale with no onward chain. Early viewing recommended.

Council Tax Band

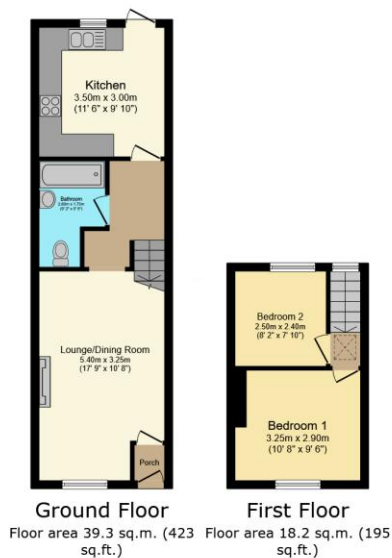
A - Torridge District Council



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Total floor area: 57.4 sq.m. (618 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.ie



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 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.

Directions

From Bideford Quay, proceed up the main High Street to the very top. Turn left onto Clovelly Road and take the first right hand turning into Geneva Place. Number 37 is located on your left hand side with a For Sale notice and numberplate clearly displayed.

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