

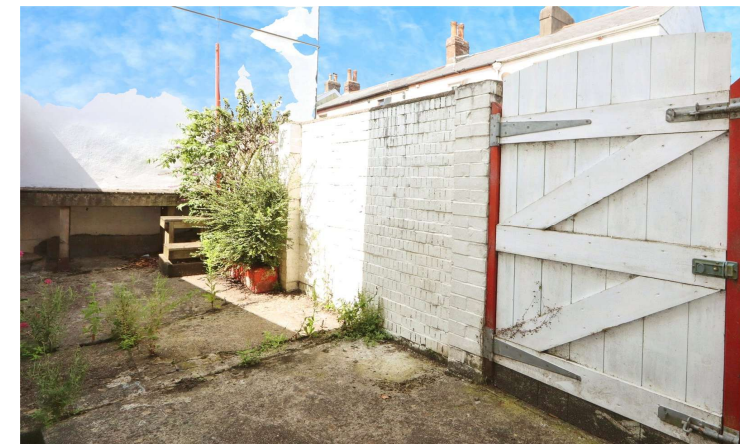


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

73 Victoria Gardens  
Bideford  
Devon  
EX39 2BA

**Asking Price: £155,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

73 Victoria Gardens, Bideford, Devon, EX39 2BA

## AN END-OF-TERRACE HOUSE WITH PRIVATE PARKING



- 2 Bedrooms
- Spacious, open-plan Living / Dining Room with bay window
- Useful understairs storage & shelved walk-in cupboard
  - Kitchen with access to rear courtyard
- Ground floor WC & first floor 4-piece Bathroom
  - No onward chain
- With generous internal proportions & so much potential, this property is well worth viewing



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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## Changing Lifestyles

**Tucked just a short stroll from the heart of Bideford Town Centre, this spacious 2 Bedroom end-of-terrace house offers a rare opportunity to create a charming home with the added benefit of a private parking space directly in front – a true premium in this area.**

**In need of various works of improvement, the property presents as a blank canvas, inviting you to add your own flair throughout.**

**The welcoming Entrance Hall leads into a large open-plan Living / Dining Room, bathed in natural light from a generous bay window and featuring exposed floorboards, understairs storage and a shelved walk-in cupboard. The Kitchen is well-proportioned with ample space for appliances and opens into a small enclosed courtyard garden – ideal for relaxing outdoors, with side access onto Honestone Street. A ground floor WC offers added practicality with room for utilities.**

**Upstairs, the Principal Bedroom is impressively sized with elevated views over the town, while the second Bedroom also offers good proportions. A bright 4-piece Bathroom includes a bath, large corner shower, WC and wash hand basin, with a spacious loft above offering conversion potential, subject to planning.**

**With attractive marland brick character, generous internal proportions and so much potential, this property is well worth viewing for those looking to settle close to the amenities of central Bideford.**

### **Council Tax Band**

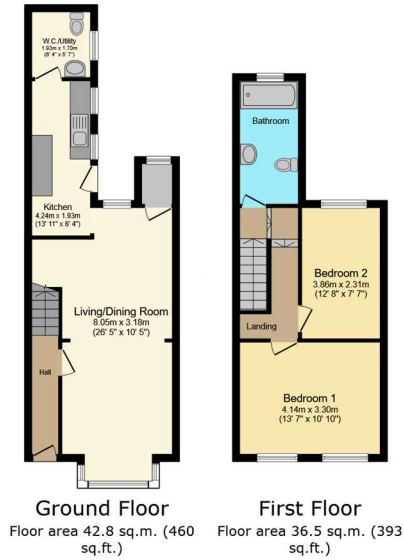
B - Torridge District Council



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Total floor area: 79.3 sq.m. (853 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



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

## Directions

From Bideford Quay proceed in the direction of Torrington passing the Police Station on your right hand side. At the mini roundabout, turn right and proceed uphill. Take the third right hand turning into Victoria Grove. Continue into Victoria Grove and onto Victoria Gardens to where number 73 will be seen as the last house on your left 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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