



Bond
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Phillips

Changing Lifestyles

8 North Road
Bideford
Devon
EX39 2NW

Auction Guide Price: £150,000

Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

8 North Road, Bideford, Devon, EX39 2NW

A GENEROUSLY PROPORTIONED MID-TERRACE PROPERTY

FOR SALE BY MODERN AUCTION –
T & C's apply

- Subject to Reserve Price • Buyers Fees Apply
- The Modern Method of Auction
 - 3 Bedrooms
 - Multiple Reception Rooms
 - 2 Kitchens
 - 2 Bath/Shower Rooms
- Rear patio garden & on-street permit parking
- Currently arranged as 2 self-contained flats, the building could be restored to its original form as a single family home
- Requiring complete refurbishment - ideal for those seeking a renovation project



Bideford is a peaceful old world 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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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.

Positioned in a central and highly convenient location within easy reach of shops, schools and transport links, 8 North Road offers an opportunity to acquire a generously proportioned mid-terrace property with a wealth of potential. Currently arranged as 2 self-contained flats, the building could be restored to its original form as a single family home, providing a versatile layout that would suit a variety of lifestyles.

The accommodation is arranged over 3 floors and, in its current format, comprises multiple Reception Rooms, 3 Bedrooms, 2 Kitchens and 2 Bath/Shower Rooms. The property benefits from a rear patio garden, providing a pleasant outdoor space, while on-street permit parking is available to the front.

Although the interior now requires complete refurbishment, this only enhances its appeal for those seeking a renovation project. The blank canvas layout invites imaginative redesign, whether to create a modern open-plan home or retain a more traditional arrangement. Original features such as wooden sash windows add to the character, and the property is warmed by mains gas central heating via radiators.

Offering generous proportions, excellent potential, and a sought after position close to Bideford Town Centre, 8 North Road is ideal for developers, investors or owner-occupiers looking to create a bespoke home in a thriving community.

Agents Note

We are pleased to advise that this property, comprising two self-contained flats, is being offered for sale together with the Freehold interest. This presents an excellent opportunity for both investors and owner-occupiers.

Council Tax Band

A (Flat 1) - Torridge District Council

A (Flat 2) - Torridge District Council

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Total floor area: 153.1 sq.m. (1,648 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 inspector(s). Powered by www.Propertybox.io



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Directions

From Bideford Quay, proceed up Bridgeland Street, bearing right onto North Road. Continue on North Road until you reach number 8 on your right hand side.

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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