



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

7 Kingsley Street  
Bideford  
Devon  
EX39 2NN

**Asking Price: £190,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



7 Kingsley Street, Bideford, Devon, EX39 2NN

## AN END-OF-TERRACE PROPERTY REQUIRING MODERNISATION

- 2 Bedrooms
- Spacious Living / Dining Room
- Kitchen & Utility / Conservatory
- Ground Floor WC & First Floor Bathroom
- 2 adjoining gardens divided by a wall & enjoying a degree of privacy - not overlooked
- Residents' parking bays located opposite the property
- No onward chain
- This property represents a solid opportunity for buyers seeking a project or investment in a convenient location



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

Located on Kingsley Street, this 2 Bedroom end-of-terrace property is offered to the market with no onward chain. Previously a rental home, it would now benefit from a programme of modernisation, but represents a solid opportunity for buyers seeking a project or investment in a convenient location.

The ground floor comprises a Hallway leading into a spacious Living / Dining Room with windows to the front and rear providing good natural light. A gas fire is set within the living area. From the dining area, doors open into the Kitchen which is fitted with a range of units. A further door leads into a Utility / Conservatory space that provides access to the garden. A ground floor WC is found at the far end of the kitchen. Upstairs, the property offers 2 double Bedrooms and a generous Bathroom with exposed wooden floorboards.

One of the more unusual aspects of this property is its outside space. Number 7 benefits from 2 adjoining gardens, originally retained from plans to build an additional terraced house. A wall divides the plots, offering flexible use, and the gardens back onto private parking areas rather than other homes, meaning they enjoy a degree of privacy and are not overlooked. The property also has side access.

Residents' parking bays are located opposite the terrace on Kingsley Street.

In summary, this is a straightforward property that now requires updating, but with its larger-than-average garden space and practical layout, it offers clear potential for the next owner to add value.

### Council Tax Band

B - Torridge District Council

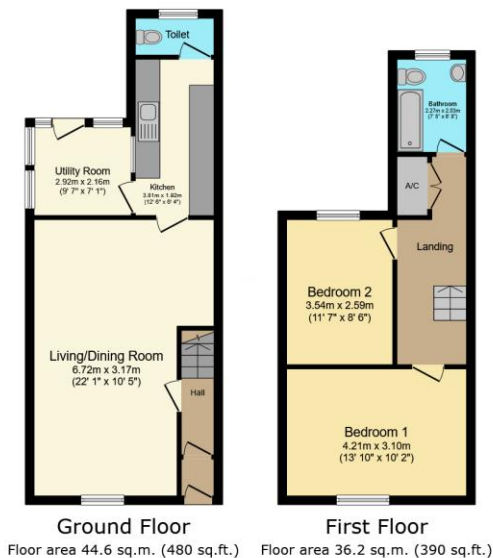


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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](#)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay proceed up Bridgeland Street passing our Office on your right hand side. Follow the road as it bears to your right onto North Road. Proceed towards the end before taking the right hand turning onto Kingsley Street. Number 7 will be situated at the end 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.

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