



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 Riverbank Cottages  
Bideford  
Devon  
EX39 2QR

**Offers in the region of: £175,000**  
**Freehold**



**Changing Lifestyles**

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



14 Riverbank Cottages, Bideford, Devon, EX39 2QR

## A CHARMING HOME WITH OFF-ROAD PARKING



- 2 well-proportioned Bedrooms
- 2 Reception Rooms
- Fitted Kitchen with appliances included in the sale
- Private driveway parking
- Courtyard garden
- Quiet & convenient location close to the River Torridge, Victoria Park & Town Centre
- No onward chain



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Situated in a quiet and picturesque part of Bideford, just a short stroll from the River Torridge, Victoria Park and the Town Centre, this charming terraced house presents a wonderful opportunity for those seeking a conveniently located home with great potential. Available for sale with no onward chain, the property combines character, practicality and scope for improvement - ideal for first time buyers, investors or anyone looking to add their own personal touch.

To the front of the property is a private driveway providing valuable off-road parking for 1 large vehicle - a rare and highly sought after feature in this part of town, with additional on-street parking also available nearby. Inside, the home begins with a cosy front Living Room enjoying views over the driveway, complemented by a larger second Reception Room which would make an excellent dining or family room. The Kitchen is well-fitted with a range of cupboards, drawers and work surfaces, along with a 1.5-bowl sink unit, tumble dryer, washing machine, fridge/freezer, oven and hob, all included in the sale. From here, a door leads out to a compact courtyard garden offering a pleasant outdoor space to sit and relax.

Upstairs, the property features 2 well-proportioned Bedrooms, including a spacious main bedroom with a large over-stairs storage cupboard. The Bathroom is fitted with a close couple WC, a pedestal wash basin and a bath with a shower over, along with a cupboard housing the gas fired combination boiler.

While the property would benefit from some modernisation and remedial works (including the replacement of certain floorboards, the reaffixing of radiators and some damp attention), it offers fantastic value in an appealing central location.

With its proximity to the river, park and amenities, as well as the advantage of private parking, this property has all the makings of a lovely home once updated. Early viewing is highly recommended to appreciate the potential on offer.

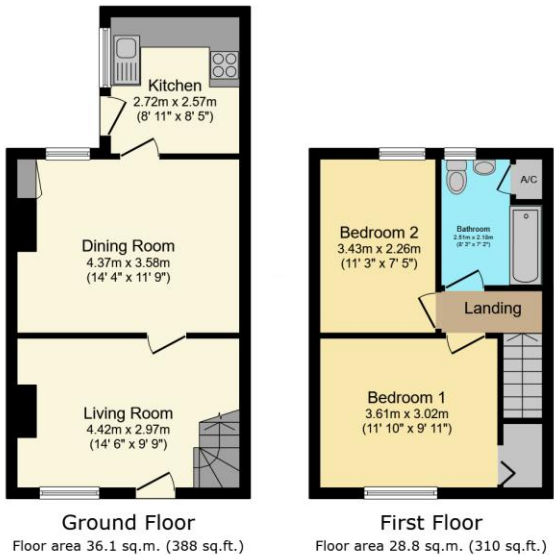
### Council Tax Band

B - Torridge District Council





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Total floor area: 64.9 sq.m. (699 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](#)



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

## Directions

From Bideford Quay, with the River Torridge on your right hand side, travel along Kingsley Road passing Morrisons Supermarket on your right hand side. Take the right hand turning onto Chanters Road and follow this road passing the Primary School on your left hand side. Continue into Riverside Court taking the next left hand turning to where number 14 Riverbank Cottages will be found on your left hand side with a numberplate and For Sale notice clearly displayed.

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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