



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Geneva Place  
Bideford  
Devon  
EX39 3BS

**Asking Price: £165,000 Freehold**



**Changing Lifestyles**

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

8 Geneva Place, Bideford, Devon, EX39 3BS



## A SPACIOUS HOME WITH A NEW ROOF & A NEW BOILER

- 2 Bedrooms
- No onward chain
- Living Room enjoying a pleasant outlook over the garden
  - Second Reception Room
  - Kitchen with Utility & garden access
- Enclosed rear garden with patio & good privacy
  - Convenient location for Bideford Town & amenities



Changing Lifestyles

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

8 Geneva Place, Bideford, Devon, EX39 3BS

## Changing Lifestyles

**Situated within a charming terrace row on the outskirts of Bideford, this is a fantastic opportunity to acquire a spacious and well-presented 2 Bedroom home offered to the market with the distinct advantage of having no onward chain. Conveniently located for access to Bideford's attractive range of shops, cafés and restaurants, the property combines character, practicality and recent improvements, including a newly installed roof and a new gas fired boiler.**

**The property is set back from the road behind a front garden, with on-street parking available, creating an appealing first impression. Stepping inside, the accommodation is both versatile and well proportioned. The main Living Room sits to the front of the property, enjoying a pleasant outlook over the garden and featuring an electric fire which provides a cosy focal point. Beyond this is a second Reception Room, offering flexibility to be used as a dining room, additional lounge or even a home working space, and benefits from a useful downstairs storage recess.**

**To the rear, the Kitchen is fitted with a range of white eye and base level units with matching drawers, roll-top work surfaces and tiled splashbacks. There is a built-in 4-ring hob and oven with extractor over, a single bowl sink and drainer with mixer tap, and space and plumbing for both a washing machine and tumble dryer. An opening leads through to a useful Utility, which comfortably accommodates an American-style fridge / freezer, and from here a door provides access to the rear garden.**

**Outside, the rear garden is fully enclosed, laid mainly to lawn with a patio area, and enjoys a good degree of privacy, making it a pleasant space for relaxing or entertaining.**

**On the first floor, the layout offers an interesting split-level feel, with stairs branching in two directions. To one side are 2 well-proportioned double Bedrooms, including a spacious principal bedroom to the front. To the other side is the Bathroom, fitted with a modern 3-piece suite comprising a bath with shower over, cabinet-mounted wash basin and WC. The newly installed gas fired combination boiler is also located here.**

**Overall, this is a highly appealing home that would suit first time buyers, couples or investors alike. Competitively priced and available for sale with no onward chain, early viewing is strongly recommended to fully appreciate the space, flexibility and value on offer.**

### **Council Tax Band**

A - Torridge District Council

### **Agents Note**

Please note there is currently no photo of the front living room in our details at the request of the tenant who is currently occupying the house.

Changing Lifestyles

01237 479 999  
bideford@bopproperty.com

8 Geneva Place, Bideford, Devon, EX39 3BS



## 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.



Total floor area: 67.5 sq.m. (727 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](http://www.Propertybox.io)



EPC TO FOLLOW

### 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 8 is located on your right hand side with a numberplate 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.

Changing Lifestyles

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