



Bond
Oxborough
Phillips

Changing Lifestyles

14a Park Avenue
Bideford
Devon
EX39 2QH

Asking Price: £140,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

14a Park Avenue, Bideford, Devon, EX39 2QH

A LIGHT & AIRY FIRST FLOOR FLAT ENJOYING PARK VIEWS



- Well-proportioned double Bedroom
- Bay-fronted Living Room with elevated park views
- Separate Kitchen with garden views
- Light & airy accommodation throughout
- Sought-after Park Avenue location near town centre
- Occupying a level walk to Bideford Town Centre & the Quay



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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What a truly special and highly sought after location this property occupies. Park Avenue is a charming, leafy lane situated within a very short and level walk of the heart of Bideford, the historic quay, a well-regarded primary school and, of course, Victoria Park itself. From the property, there are delightful elevated views across the park from the bay window of the principal reception room, creating a wonderful connection with the surrounding greenery, while plentiful permit parking is available to the front for added convenience.

This is a rare opportunity to acquire the first floor flat of an attractive period property, offering well-proportioned accommodation and strong investment appeal, with a rental income estimated at approximately £650 per calendar month. Accessed via a Communal Entrance Hall, the flat enjoys a light and airy feel throughout, enhanced by its elevated position.

The Living Room is positioned to the front of the property and is a particularly appealing space, featuring a large bay window that frames far-reaching views across Victoria Park, allowing for excellent natural light and a pleasant outlook. The Bedroom is located towards the middle of the property and enjoys a window overlooking the rear, while also benefiting from an airing cupboard housing the boiler.

A centrally positioned Bathroom is fitted with a bath, WC and wash basin, serving the property comfortably. To the rear, the Kitchen is well-equipped with a range of units and enjoys views over the garden, providing a practical and functional space for day-to-day living.

Overall, this is an excellent opportunity to acquire a characterful and conveniently located first floor apartment in one of Bideford's most desirable residential addresses. Whether as a first purchase or a ready-made investment, the property offers both immediate comfort and long-term potential. Early viewing is highly recommended.

Council Tax Band

A - Torrington District Council

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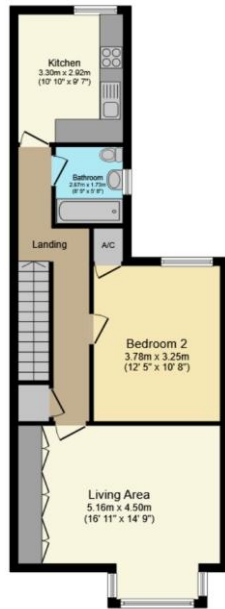
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Have a property to sell or let?

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.



Floor area 58.9 sq.m. (634 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Directions

From Bideford Quay proceed in the direction of Northam passing the Post Office on your left hand side. Take the right hand turning immediately past the Burton at Bideford (Art Gallery) onto Park Avenue where number 14a will be clearly identified by a numberplate.

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