



Bond
Oxborough
Phillips

Changing Lifestyles

16 Torridge Mount
Bideford
Devon
EX39 4EJ

Asking Price: £165,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

16 Torridge Mount, Bideford, Devon, EX39 4EJ

A WELL-PRESENTED SEMI-DETACHED HOME ENJOYING FAR-REACHING ESTUARY &



- 3 Bedrooms & Loft Room
- Living Room with wood burner
- Kitchen located at the rear of the property
- Ground Floor Bathroom
- Loft Room with impressive views stretching across the town
- Low-maintenance courtyard-style rear garden with pedestrian rear access
- Bideford's town centre, shops & amenities within easy reach
- This appealing home offers character, versatility & attractive views in a convenient location



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Positioned in an elevated setting with far-reaching views across Bideford and towards the Torridge Estuary, 16 Torridge Mount is a well-presented 3 Bedroom semi-detached home with the added benefit of a useful loft room and a low-maintenance rear courtyard garden.

The property opens into an Entrance Hall with practical laminate flooring, setting a welcoming tone upon arrival. From here, the Living Room sits to the front of the home and provides a comfortable and inviting space to relax. A wood burner, installed by the current owner and set within the chimneybreast, creates a natural focal point while adding warmth and character to the room.

Moving through the property, the Kitchen is positioned to the rear and offers a good range of cupboard and worktop space, along with room for essential appliances. A door from the Rear Hallway provides access out to the garden, while the ground floor Bathroom is also located here. The bathroom is fitted with a bath featuring a rainfall-style shower above, along with a wash basin and WC, creating a functional and well-appointed space.

On the first floor are 3 Bedrooms. The principal bedroom is positioned to the front of the property and enjoys pleasant outlooks, while the second bedroom benefits from built-in storage and views across the estuary. The third bedroom sits between, and includes stairs rising to the Loft Room above.

The loft room offers a useful additional space which could serve a variety of purposes, from a hobby room to occasional guest accommodation. From here, the elevated position of the property becomes particularly apparent, with impressive views stretching across the town.

Outside, the property enjoys a low-maintenance courtyard-style rear garden laid largely to stone chippings, providing a pleasant space to sit out and enjoy the outlook. Pedestrian rear access adds further convenience.

With mains services connected and Bideford's town centre, shops and amenities within easy reach, this appealing home offers character, versatility and attractive views in a convenient location.

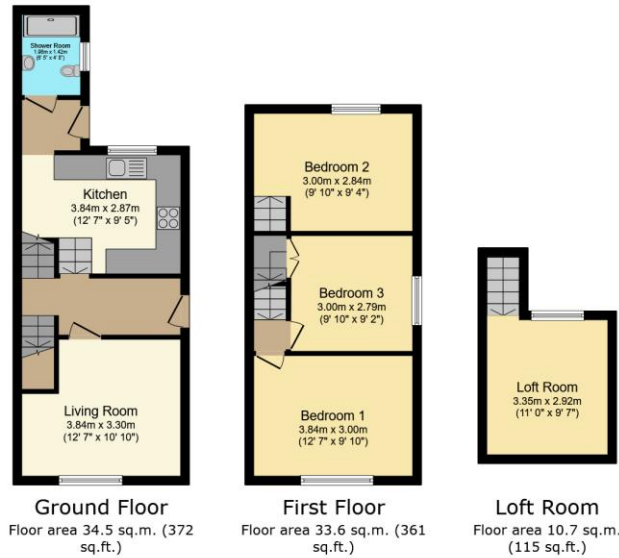
Council Tax Band

A - Torridge District Council



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Total floor area: 78.8 sq.m. (848 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.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed in the direction of Torrington turning left at the Old Bideford Bridge. Continue over the bridge and at the mini roundabout, continue straight ahead onto Torrington Lane. Proceed up the hill taking the right hand turning into Torridge Mount to where the property will be situated 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.

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