



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

17 Geneva Place  
Bideford  
Devon  
EX39 3BS

**Asking Price: £175,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

17 Geneva Place, Bideford, Devon, EX39 3BS

A BEAUTIFULLY RENOVATED HOME OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms

- Bright, open-plan living space with feature fireplace
- Brand new modern Kitchen with integrated appliances
  - Utility with space for appliances
- Enclosed rear garden with new decking & flower beds
- 4-piece Bathroom with bath & walk-in shower
  - Loft space with potential (stpp)



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## Changing Lifestyles

Situated close to the very heart of Bideford Town Centre, this beautifully renovated 2 Bedroom home presents a superb opportunity to acquire a property that seamlessly blends classic charm with modern living. Having been refurbished from top to bottom, the house now offers stylish, light-filled accommodation throughout, perfectly suited to first time buyers, investors or those seeking a turnkey home.

Accessed via a side passageway leading to the terrace behind, the property opens into a wonderfully bright and airy open-plan living space. The Sitting Room enjoys a pleasant outlook to the front and is centred around an eye-catching feature fireplace with exposed stonework, adding warmth and character. Built-in cupboards to the side provide practical storage and discreetly house the gas fired boiler. The space flows effortlessly through to the Kitchen / Dining Room, where a brand new kitchen has been installed, comprising a range of crisp white base units and drawers, complemented by a built-in oven and hob with extractor over, as well as an under-counter fridge and space for a dining table.

To the rear, a useful Utility provides space and plumbing for both a washing machine and tumble dryer / freezer, with a double glazed door opening out onto the enclosed rear garden. This outdoor space has been thoughtfully landscaped with newly installed decking, creating an ideal setting for relaxing or entertaining, alongside a neatly arranged flower bed bursting with seasonal colour. The ground floor is further enhanced by contemporary downlighting throughout, contributing to the fresh, modern feel.

On the first floor, a generous landing area is currently utilised as a home office, demonstrating the versatility of the space. A loft hatch provides access to a sizeable roof space, which, subject to the necessary planning permissions and building regulations, could offer exciting potential for further accommodation. The Principal Bedroom is positioned at the front of the property and benefits from excellent natural light, while the Second Bedroom includes a built-in wardrobe. Completing the accommodation is a well-appointed 4-piece Bathroom featuring a walk-in shower with rainfall and handheld attachments, a bath, WC and wash basin.

Offered to the market with the distinct advantage of no onward chain, this impressive home is ready for immediate occupation. It successfully combines the proportions and character of a period property with the clean, contemporary finish of a modern renovation, making it a truly appealing proposition. Early viewing is highly recommended to fully appreciate all that is on offer.

### Agents Note

The Vendor advises that the property has the benefit of new central heating, plumbing, electrics and windows. The ceilings and walls are insulated together with the loft space which has 300mm insulation.

### Council Tax Band

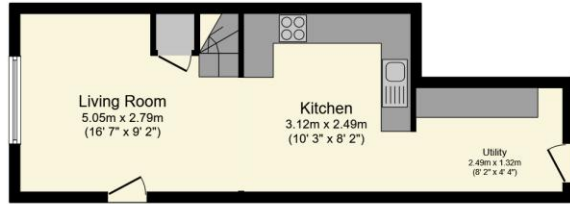
A - Torridge District Council



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**Ground Floor**  
Floor area 34.9 sq.m. (376 sq.ft.)



**First Floor**  
Floor area 34.9 sq.m. (376 sq.ft.)

Total floor area: 69.9 sq.m. (752 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		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay, proceed up the main High Street to the very top. Turn left and proceed through Old Town. At the pedestrian crossing, proceed straight across onto Clovelly Road and take the first right hand turning into Geneva Place. Number 17 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.

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