



Bond
Oxborough
Phillips

Changing Lifestyles

25 Bull Hill
Bideford
Devon
EX39 2BH

Asking Price: £195,000 Freehold



Changing Lifestyles

01237 479 999
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25 Bull Hill, Bideford, Devon, EX39 2BH

A DELIGHTFUL GRADE II LISTED PERIOD TOWN HOUSE



- 3 Bedrooms

- Accommodation arranged over 3 floors
- Sitting Room with wood burning stove
 - Well-equipped Kitchen
 - Spacious First Floor Bathroom
- Courtyard garden enjoying a sunny position & a high degree of privacy
- Occupying a quiet backwater location with easy access to the town centre & amenities



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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25 Bull Hill, Bideford, Devon, EX39 2BH

A delightful Grade II listed period town house situated in a quiet backwater location in one of the town's most historic quarters.

The property is arranged over 3 floors and provides deceptively spacious accommodation to include an inviting Sitting Room with wood burning stove in a feature fireplace and a well-equipped Kitchen on the Ground Floor whilst 3 double Bedrooms and a spacious Bathroom occupy the First and Second Floors.

To the rear of the property is a courtyard garden enjoying a sunny position and a high degree of privacy.

Sitting Room - 15'6" x 11'4" (4.72m x 3.45m)

A delightful room with Georgian style sash window with wooden shutters. Staircase rising to First Floor with useful understairs storage area. Wood burning stove on a slate hearth. Radiator, TV point.

Kitchen / Dining Room - 11'4" x 9'8" (3.45m x 2.95m)

Equipped with a comprehensive range of units comprising enamel sink unit inset into solid wood worktop surface with storage cupboards and appliance space below. Wall storage cabinets. Freestanding chest of drawers. Space for fridge / freezer. Plumbing for dishwasher and washing machine. Electric cooker point. Radiator. Glass panelled door to rear courtyard garden.

First Floor Landing

Staircase rising to Second Floor.

Bedroom 1 - 12'2" x 10' (3.7m x 3.05m)

Georgian style sash window with wooden shutters and enjoying glimpses of the River Torridge. Built-in louvre-fronted double wardrobe with storage cupboards above. Radiator.

Bathroom - 10'8" x 6'6" (3.25m x 1.98m)

A spacious room boasting 4-piece white suite comprising enamel panelled bath, separate shower enclosure, WC and vanity wash hand basin with storage cupboards below. Open-fronted cupboard housing gas fired central heating and domestic hot water boiler. Radiator.

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Second Floor Landing

Hatch access to loft space.

Bedroom 2 - 11' x 11' (3.35m x 3.35m)

Window overlooking the rear courtyard garden. Radiator.

Bedroom 3 - 10'8" x 8'8" (3.25m x 2.64m)

Georgian style window with wooden shutters and enjoying river glimpses. Radiator.

Outside

To the rear of the property is a delightful, fully enclosed courtyard style garden enjoying a high degree of privacy and a sunny aspect with raised flower and shrub borders and beds and useful Storage Shed.

Important Information

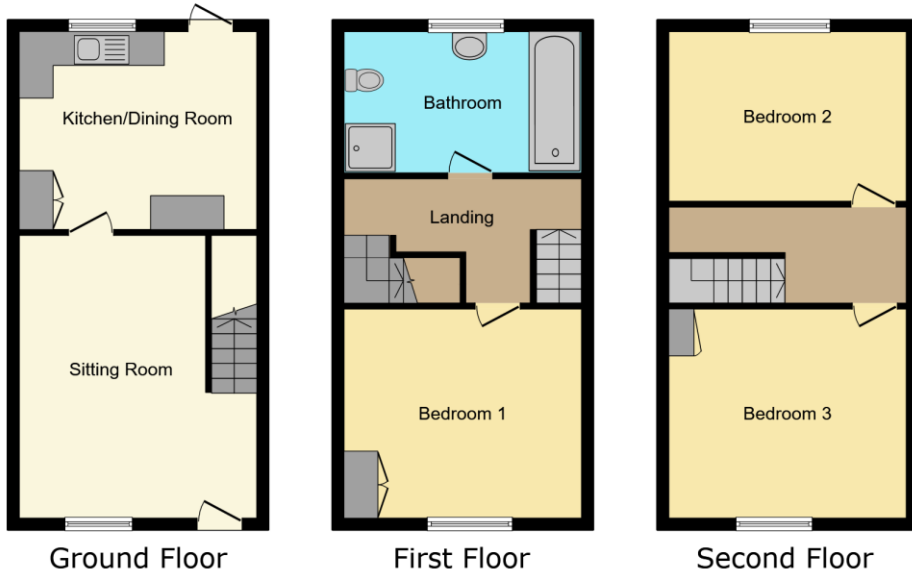
This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Energy Performance Certificate

Exempt

Council Tax Band

A - Torridge District Council



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



Directions

There are numerous ways to get to this historic part of Bideford but, perhaps, the easiest is to park on the Quay. Proceed to the end of our famous Long Bridge and proceed up Bridge Street turning left into Church Walk. Proceed past the Parish Church on your right hand side. On meeting Lower Meddon Street, bear right. Some 50 yards up, Bull Hill will be found on your left hand side. Number 25 will be found one of the first properties on Bull Hill.

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.



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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