

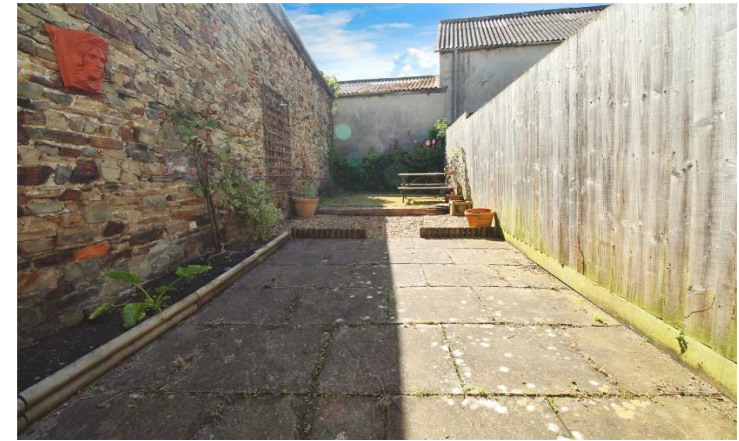


Bond
Oxborough
Phillips

Changing Lifestyles

3 Coldharbour
Bideford
Devon
EX39 2NQ

Asking Price: £175,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

3 Coldharbour, Bideford, Devon, EX39 2NQ

A TASTEFULLY RENOVATED PERIOD TOWN HOUSE



- 2 Bedrooms
- Cosy, snug-style Sitting Room with feature fireplace
 - Impressive Family Room
- Well-equipped Kitchen opening to the rear garden
 - Upstairs Bathroom
- Enclosed garden - ideal for relaxation & entertaining
- Situated on the doorstep of the town & its amenities
 - No onward chain



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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This tastefully renovated period town house is ideally situated on the doorstep of the town and its amenities. Having undergone considerable expenditure and improvement by the current owner, this delightful property features a substantial Ground Floor extension. It is equally appealing as a permanent home or an investment proposition for letting, offering immediate vacant possession.

Upon entering the property, a Reception Lobby leads to a cosy, snug-style Sitting Room with a bay window and a feature fireplace. Continuing through to the heart of the home, you will find an impressive Family Room extending to 21'6" (6.55m). This room incorporates an ornamental fireplace and a ceiling lantern that floods the space with natural light. It can accommodate both a living area and a dining area if required. The Kitchen, located at the rear of the house, leads directly onto the rear garden. It is well-equipped with a good range of units and integrated electrical cooking appliances. It also features a ceiling lantern and a useful open-fronted utility cupboard.

Upstairs, the Landing, with its exposed and polished floorboards, provides access to 2 Bedrooms and a Bathroom.

Externally, the house boasts an enclosed garden which, for its town centre location, is considered a good size. The garden includes a large patio, lawn and well-stocked flower and shrub borders, making it an ideal outdoor space for relaxation and entertaining.

Council Tax Band

B - Torridge District Council



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TOTAL: 75.3 m² (811 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

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From our Office on Bridgeland Street, continue to the top of the road and bear right to where the turning to Coldharbour will be found on your left hand side. Number 3 will be found after a short distance on your left hand side displaying a numberplate and For Sale notice.

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.