

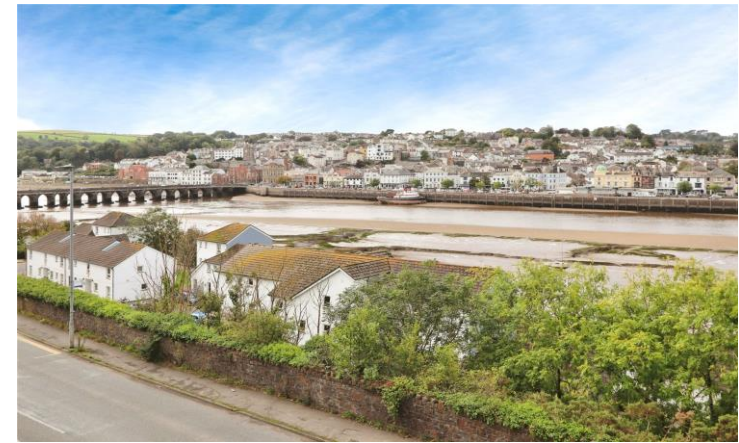


Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Salterns Terrace  
Bideford  
Devon  
EX39 4AG

**Asking Price: £275,000 Freehold**



Changing Lifestyles

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[bideford@boproperty.com](mailto:bideford@boproperty.com)

6 Salterns Terrace, Bideford, Devon, EX39 4AG

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- A CHARMING HOUSE ENJOYING DIRECT ESTUARY VIEWS
  - 3 Bedrooms
  - 2 Reception Rooms & Kitchen / Diner
- Upstairs Shower Room & downstairs WC
- In need of modernisation but, once renovated, it will create a lovely home
  - Part-paved, part-lawned rear garden providing a nice space to sit out & relax
    - Large off-road parking space
    - On-street parking available
- The property is fully furnished & offered for sale with no ongoing chain



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**This charming terrace of period properties is always popular due to the direct estuary views that can be enjoyed from their balconies, bedrooms and living rooms.**

**This particular house is in need of modernisation but, once renovated, it will create a lovely home that will be enjoyed for years to come - for after all, it is all about the location, location, location.**

**The house offers 2 Ground Floor Reception Rooms as well as a Kitchen / Diner. Upstairs, there are 2 double Bedrooms and a third Bedroom that offers the balcony access. There is an upstairs Shower Room and a Ground Floor WC.**

**To the rear of the house is a part-paved, part-lawned garden which provides a nice space to sit out and relax. A special feature of the house is that it has a large off-road parking space accessible from a lane to the rear of the terrace. There is also on-street parking to the front of the house.**

**This property is fully furnished and available for sale with no ongoing chain.**

### **Open Entrance Porch**

UPVC double glazed door to Entrance Hall.

### **Spacious Entrance Hall**

Carpeted stairs rising to First Floor with understairs storage cupboard. Fitted carpet, radiator.

### **WC**

Low level WC.

### **Living Room - 11'10" (3.6m) x 14'9" (4.5m) into bay window**

UPVC double glazed bay window to property front with fantastic river views. Open fire with brass top, tiled insert and hearth and painted mantle over. Fitted carpet, 4 radiators, TV point.

### **Dining Room - 12'1" x 11'11" (3.68m x 3.63m)**

UPVC double glazed French doors to rear garden. Coal effect gas fire on a marble hearth with painted wood mantle over. Fitted carpet, radiator.

### **Kitchen / Diner - 16'10" x 10'10" (5.13m x 3.3m)**

A spacious room with ample space for dining. Equipped with a range of eye and base level cabinets with matching drawers, rolltop work surfaces with tiled splashbacking and 1.5 bowl sink and drainer with mixer tap over. Fitted hob and oven with extractor hood over. Fridge / freezer, washing machine and tumble dryer included in the sale. Wall mounted gas fired boiler. Radiator. UPVC double glazed windows to property side and rear. UPVC double glazed door to rear garden.

### **First Floor Landing**

Hatch access to loft space. Door to storage cupboard. Fitted carpet.

### **WC**

UPVC double glazed window. Low level WC.

## Changing Lifestyles

### **Shower Room**

UPVC double glazed window. Pedestal wash hand basin, corner shower enclosure. Radiator.

### **Bedroom 1 - 15'1" (4.6m) into bay window x 11'10" (3.6m)**

UPVC double glazed window with exceptional river and town views. Wall mounted gas fire. Fitted carpet, radiator.

### **Bedroom 2 - 11'10" x 8'8" (3.6m x 2.64m)**

UPVC double glazed window. Pedestal wash hand basin. Fitted carpet, radiator.

### **Bedroom 3 - 8'2" x 8'10" (2.5m x 2.7m)**

Fitted carpet, radiator. Sliding doors to Balcony from which exceptional river and town views can be enjoyed.

### **Outside**

To the rear of the property is a patio area, part of which is covered. Steps then lead up to a lawned garden with a range of mature flowers, shrubs and bushes. A wrought iron gate gives access to the driveway providing a generous off-road parking space which is accessed via a lane from Old Barnstaple Road.

To the front of the property is a small walled front garden. A crazy paved pathway leads in front of the row of houses in the terrace and down to street level where on-street parking is available.

### **Agents Note**

At the vendor's request, this property is being sold fully furnished. They will reserve the right to remove any personal items.

### **Council Tax Band**

B - Torrington District Council

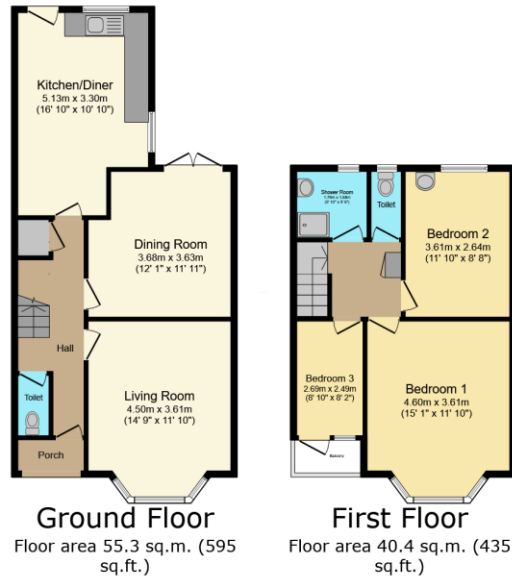
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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



TOTAL: 95.7 sq.m. (1,030 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout, turn left signposted Barnstaple. Proceed along this road passing Wooda Surgery on your left hand side. Proceed up the hill to where Saltrens Terrace will be situated on your right hand side with number 6 displaying a numberplate.

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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