



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

19 Torrington Lane  
Bideford  
Devon  
EX39 4EP

**Asking Price: £160,000 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@boproperty.com](mailto:bideford@boproperty.com)**

19 Torrington Lane, Bideford, Devon, EX39 4EP

ENTER TEXT HERE



- A CHARMING & WELL-MAINTAINED TERRACED HOUSE
  - 2 Bedrooms (1 with Balcony)
- Spacious Living Room & separate Dining Room
  - Well-appointed Kitchen opening to a small patio area
  - Downstairs Shower Room
- Situated within easy reach of local amenities
  - Roadside parking available
  - No onward chain
- Particularly appealing to first time buyers or for investors looking for a property ready to let in good condition



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay.



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## Changing Lifestyles

**This charming and well-maintained terraced house offers a delightful living space in the heart of East-the-Water, perfectly blending convenience and character. Situated within a minute's walk of the iconic Royal Hotel, the historic Bideford Long Bridge, and a host of local amenities, the property's location ensures that everything you need is right on your doorstep. From the front of the house, you can admire the view of a towering old church, while a short uphill stroll takes you to Chudleigh Fort, providing a real connection to Bideford's rich cultural heritage.**

**The interior of the property has been well-kept and is ready to welcome its next owner. The Ground Floor features a spacious Living Room that flows naturally through a separate Dining Room to a well-appointed Kitchen. The Kitchen opens out to a small but useful patio area at the rear – and a downstairs Shower Room.**

**Upstairs, the accommodation includes a bright and airy Master Bedroom and a second Bedroom with a charming wooden Balcony that overlooks the rear of the property, letting in plenty of natural light. The manageable Shower Room and Kitchen spaces make this property particularly appealing to first time buyers or anyone eager to take their first steps in home improvement.**

**With no onward chain and roadside parking available, 19 Torrington Lane represents a fantastic opportunity for buyers seeking a home full of character and convenience, or for investors looking for a property ready to let in good condition.**

### **Council Tax Band**

A - Torridge District Council

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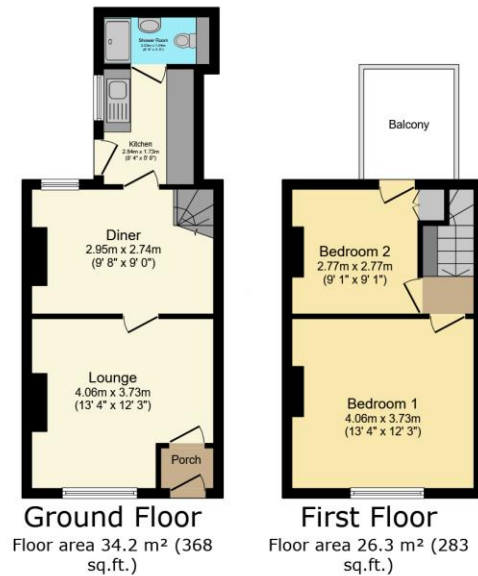
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## Have a property to sell or let?

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.



TOTAL: 60.5 m<sup>2</sup> (651 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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.

### Directions

From Bideford Quay proceed over the Old Bridge. Upon reaching the mini roundabout continue straight across onto Station Hill and under the Railway Bridge. Take the right hand turning onto Torrington Lane to where number 19 will be situated on your left hand side with a numberplate clearly displayed.

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