



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 3
83 Honestone Street
Bideford
Devon
EX39 2DH

Asking Price: £114,950
Share of Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Flat 3, 83 Honestone Street, Bideford, Devon, EX39 2DH



A WELL-MAINTAINED, LOW-MAINTENANCE FIRST FLOOR APARTMENT

- 1 double Bedroom
- Generously sized open-plan living area
 - Shower Room
- Gas fired central heating & double glazed windows
 - A practical layout with space where it matters
- Large, south-facing Balcony offering views over the town
- Central location just a short walk from Bideford's Pannier Market, local shops, transport links & Bideford College
 - No onward chain
 - Nearby parking options
- Viewing is highly recommended



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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Situated in a central location just a short walk from Bideford's Pannier Market, this spacious First Floor apartment offers a well-maintained and low-maintenance home with the added benefit of no onward chain.

Converted from The Lamb Inn, the property provides a modern and practical layout, featuring a generously sized open-plan living area and a double Bedroom. The Shower Room has everything you need in a modern finish. This is a no-nonsense, utilitarian flat for those who want a practical layout with space where it matters.

A real highlight of this home is the large, south-facing Balcony, offering views over the town and a peaceful outlook across the neighbouring park.

The property benefits from mains gas central heating (combination boiler) and an EPC rating of C, ensuring energy efficiency with its double glazed windows throughout. Well kept inside and out, this property is move-in ready.

Conveniently located within walking distance of local shops, transport links and Bideford College, the property is ideal for first time buyers or those looking for a low-maintenance home in a great location. Nearby parking options make access easy. Available for sale with no onward chain, this property is ready for its next owner. Viewing is highly recommended.

Council Tax Band

A - Torridge District Council

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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.



Floor Plan
Floor area 46.1 sq.m.
(497 sq.ft.)

TOTAL: 46.1 sq.m. (497 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+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 up the High Street turning left at the top. After a short distance, take the next left hand turning onto Honestone Street to where number 83 will be seen on your right hand side.

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