



41 Torrington Street  
Bideford, Devon EX39 4DP

Price Guide £150,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A charming two-bedroom cottage situated on the east bank of the Torridge Estuary. With a south-facing aspect, a long garden with a glorious view across to Bideford bridge and the town centre – this is a real opportunity with no on-going chain.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



## The Accommodation

The period accommodation with new carpets and decoration comprises a kitchen/breakfast room with a range of base and eye level units incorporating a gas hob with an electric oven below, a doorway leads through to the spacious reception room of almost 23' which has a large window and a door leading out to the garden.

Upstairs are two double bedrooms, with the master enjoying river views and having wardrobes, there is also a separate shower room.

## Outside

The rear garden is of particular note... it is almost 40' long with various patio areas to use at different times of the day with uninterrupted views towards the town of Bideford across the Torridge river.

**Services:** All mains services connected including gas central heating.

**Energy Performance Certificate: D**

**Council Tax Band: B**

**Kitchen/Breakfast Room**  
11'9" x 8'4" (3.58m x 2.54m).

**Reception Room**  
22'6" x 10'7" (6.86m x 3.23m).

**Bedroom 1**  
9'9" x 9'6" (2.97m x 2.9m).

**Bedroom 2**  
9'2" x 8'9" (2.8m x 2.67m).

**Shower Room**

**Rear Garden Approximately**  
40' (12.2m) in length.

## Directions:

Proceed along Bideford Quay to the roundabout and take the first left over the old bridge, at the next roundabout take the third exit right into Torrington Street. No. 41 will be found a little way down on the right hand side, just after the passing bay.



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