



13 Silver Street, Bideford, North Devon, EX39 2DY
Guide Price £130,000



13 Silver Street, Bideford, North Devon, EX39 2DY

Located within easy access into Bideford town centre, is this deceptively spacious 2 double bedrooms, 2 reception room, mid terraced, Grade II listed, character cottage. Presented in good order throughout, it offers gas fired central heating and a useful rear courtyard. NO ONWARD CHAIN.

- Mid Terrace Period Cottage
- Grade II Listed
- Deceptively Spacious
- Lounge and Dining Rooms
- 2 Double Bedrooms
- Gas Fired central Heating
- Courtyard Garden
- Easy Access to Town Centre

Silver Street is set within easy access into the town centre. Bideford is a working port and market town, located on the banks of the River Torridge and houses a good selection of local amenities, including a range of shops, schooling and medical facilities etc. Within easy reach is the coastal resort of Westward Ho!, with its long golden sandy beach and the nearby Royal North Devon Golf Course. The former fishing village of Appledore with its quaint narrow streets and quayside is easily accessible. Approximately 20 minutes driving distance away, is North Devon's regional centre, Barnstaple, located on the banks of the River Taw and housing the areas main shopping, business and commercial venues, where the A361 North Devon Link Road provides fast access to the national motorway network via junction 27 of the M5.

13 Silver Street comprises a deceptively spacious mid-terrace period cottage having well presented, neutrally decorated, gas centrally heated accommodation which briefly comprises a Lounge, Dining Room and Kitchen, whilst to the first floor are 2 Double Bedrooms and a Bathroom. There is a good size courtyard to the rear. We consider that this property provides an ideal opportunity for first time buyers, or alternatively as an investment for the buy to let market.



For dimensions see Floorplan: (with all measurements being approximate)

ENTRANCE DOOR giving access to:

LOUNGE: Window to front elevation, stone fireplace with hearth and mantle over and space for an electric fire, TV aerial point, telephone point, laminate flooring. Staircase leading to first floor, understairs cupboard. Open access through to:

DINING ROOM: Double glazed window to rear, vinyl flooring, open access through to:

KITCHEN: Double glazed windows and matching door to rear elevation, fitted with a range of units comprising an inset stainless steel sink unit with mixer tap having cupboards under, with work surfaces over and further matching wall cupboards. Space for electric cooker with extractor over, space and plumbing (where required) for white goods - washing machine, fridge/freezer etc, vinyl flooring, door to rear courtyard. Gas fired boiler providing central heating and hot water.

FIRST FLOOR LANDING: Access to loft space, carpet. Door to airing cupboard.

BEDROOM 1: Window to front elevation, carpet.

BEDROOM 2: Double glazed window to rear elevation, carpet.

Bathroom: Fitted with a suite comprising panelled bath with shower fitment over, tiled surround and glass shower screen low level flush WC, pedestal wash basin. Vinyl flooring.

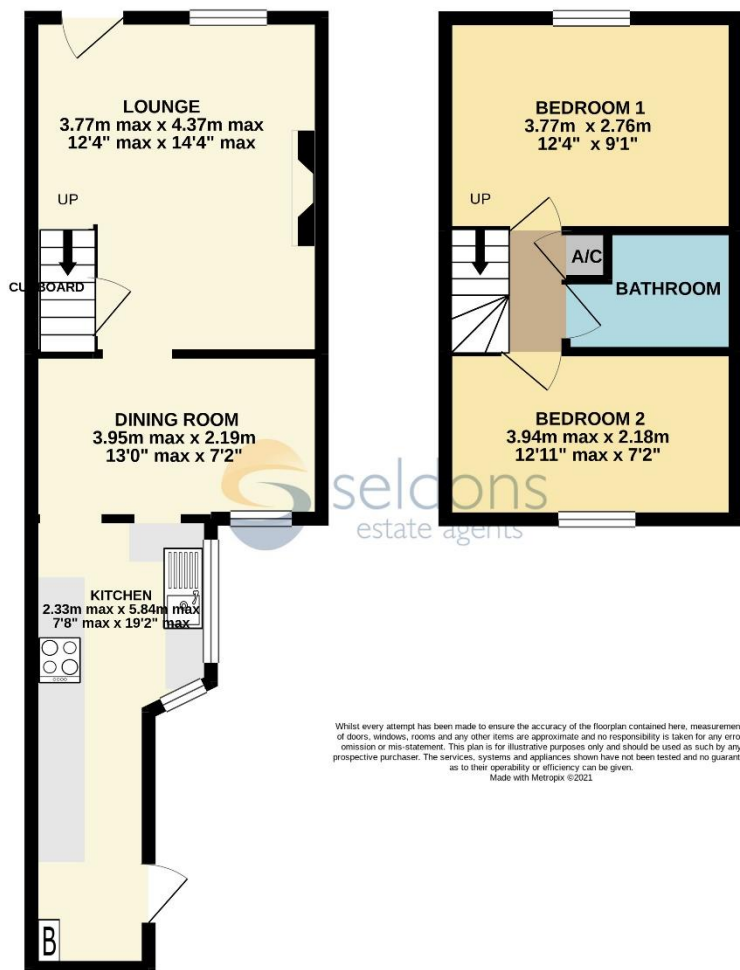
OUTSIDE: To the rear is an enclosed courtyard with space for a table and chairs, BBQ and storage boxes etc

SERVICES: All Mains Services Connected

TENURE: Freehold. **COUNCIL TAX:** Band A
EPC exempt.

DIRECTIONS: From Bideford Quay, depart in a westerly direction, proceed across the roundabout at the end of the old bridge, and taking the second exit at the next roundabout up Torridge Hill. Continue around a sharp left hand bend into Meddon Street, taking the next turning on the right into Silver Street, where the property is located on the right hand side. Viewers are advised to park on Meddon Street or Honestone Street.





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