



1a Church Walk  
Bideford, Devon EX39 2BP

Price Guide: £299,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A charming 3-storey Grade II listed town house, full of its original integrity - with origins that date back to the 16th century. The property blends modern and old quite beautifully and briefly comprises updated accommodation of a ground floor reception room with open fireplace, first floor kitchen/breakfast room & bedroom, plus 2 further second floor bedrooms and bathroom. A historic property, currently used as a successful holiday letting business - close to the river.

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.



## Accommodation

### Entrance Hall

### Sitting Room

26'8 x 13'4 (8.13m x 4.06m) max.

### First Floor

### Kitchen/Diner

10'4 x 19'4 (3.15m x 5.89m)

### Bedroom 3

10'6 x 10'1 (3.20m x 3.07m)

### Second Floor

### Bedroom 1

13'8 x 10'2 (4.17m x 3.10m)

### Bedroom 2

11'6 x 11'11 (3.51m x 3.63m)

### Shower room

7'6 x 7'1 (2.29m x 2.16m)

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

**Energy Performance Certificate:** TBC

**Council Tax Banding:** B

**\*Bridge Street Car Park is directly opposite the property**





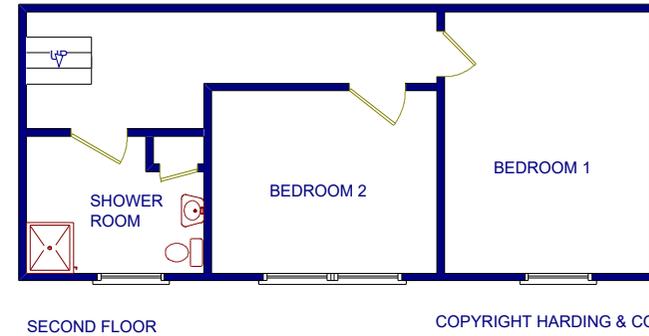
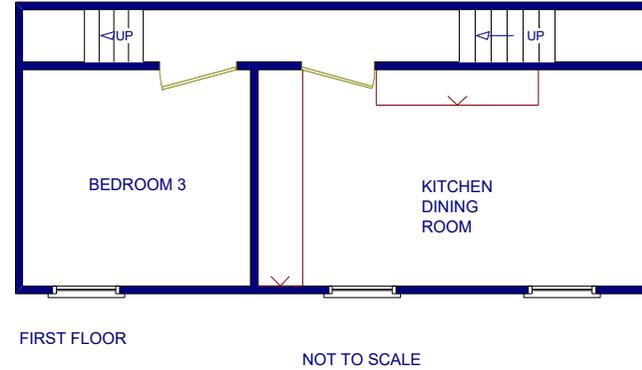
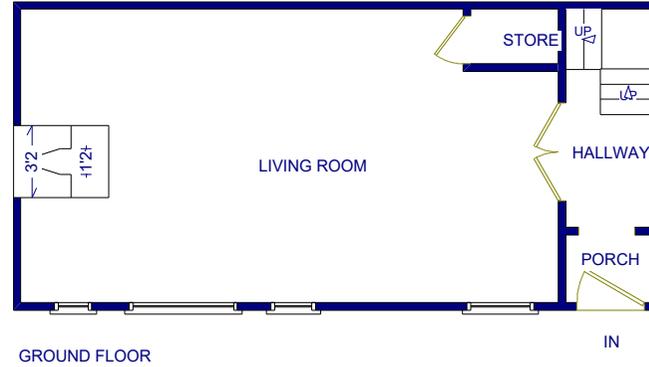
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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



