



23 Bull Hill
Bideford, Devon EX39 2BH

Price Guide £179,950

A charming 2-bedroom cottage - full of period character yet contemporary in presentation, situated along a quaint terrace within the oldest part of Bideford only a short walk to the town centre. The accommodation is modernised yet extremely in-keeping.

The extremely well-presented accommodation briefly comprises; a spacious living room which is open plan with the impressive kitchen/diner. There are two bedrooms – one with a beautiful vaulted ceiling plus a separate first floor shower room. There is a delightful courtyard garden that contains the south-facing sunshine which now boasts a newly constructed fully functioning studio with power and lighting – a perfect work-from-home space/gym. The property would make an ideal second home/holiday investment or first time purchase.



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.

Services: All main services connected including gas central heating.

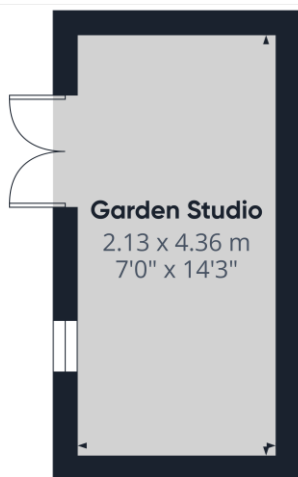
Energy Performance Rating: E

Council Tax Band: A

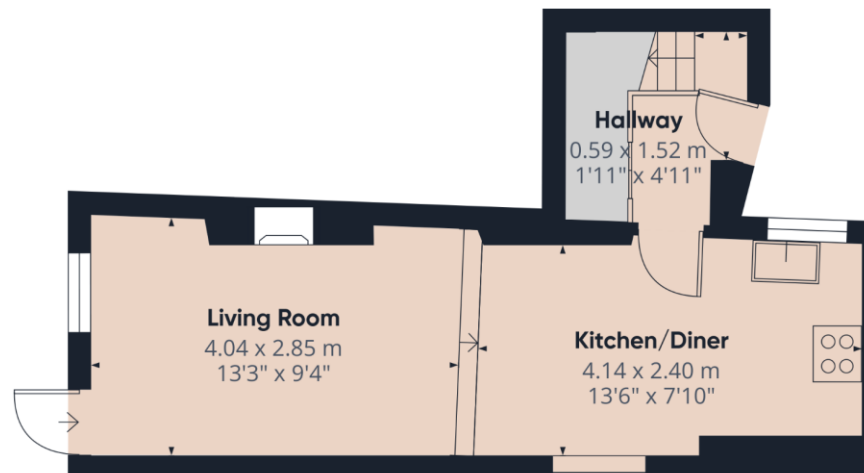
Directions

Proceed to the top of the High Street and go left towards the Pannier Market. Go ahead into Buttgarden Street and left into Lower Meddon Street. Take a right into Bull Hill. Parking can be found on road near the Pannier Market.

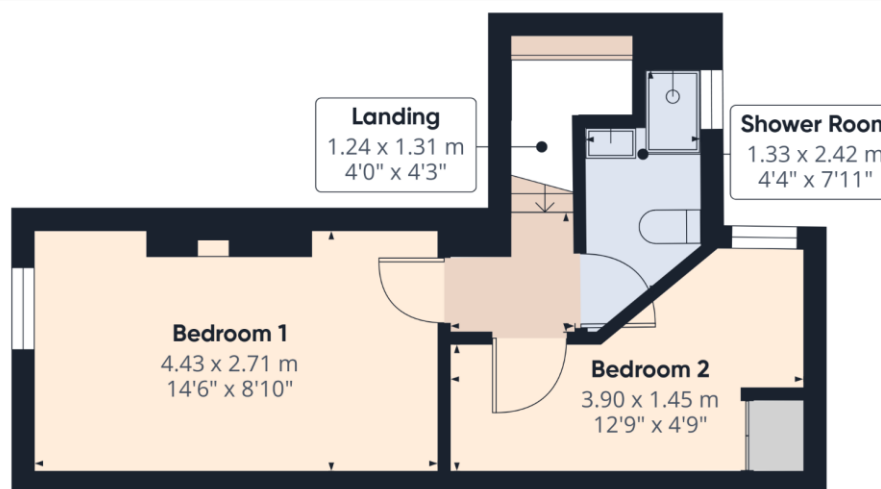




Floor 0 Building 2



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

48.9 m²
526 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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