



2 Fort Terrace, Bideford, EX39 4BJ

Price Guide £260,000

- Spacious Family Home
- Log Burner
- Split Garage and Off-Road Parking
- Character Features
- NO CHAIN!
- Open-Plan Kitchen Diner
- Estuary Views
- Contemporary Accommodation Throughout
- Additional Attic Room

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Morris and Bott are delighted to introduce this charming family home, occupying an elevated position with stunning views over the estuary and just a short stroll from Bideford's town Centre. The property boasts a range of attractive character features while still offering contemporary accommodation throughout. In brief the property comprises of three bedrooms and large attic room, all served by a family shower-room, a cosy lounge and modern open-plan kitchen dining area. There is also a low maintenance garden, leading to a split garage with electric heating. Being offered with the added bonus of no onward chain, the property is sure to appeal to those seeking a spacious family home, first time buy or a lock up and leave property.



Council Tax Band: B



Ground Floor

Entrance Hall

Welcoming you into the property, the entrance hallway is flooded with natural light and is laid with original tessellated tile flooring.

Lounge

13'0" x 9'6"

A light and spacious room with a large bay window to the front and a coal effect gas fire.

Open Plan Kitchen/Diner

23'4" narr to 14'0" x 15'9" narr to 12'6"

Comprising a modern and well fitted kitchen area with matching hand and eye level units, electric oven with extractor over and offering undercounter space for a fridge and washing machine. The open plan dining area has been recently extended by the current owner and benefits from a lantern window, cosy log burner and a Dutch door leading to the rear garden.

WC

6'10" x 2'7"

A modern two piece suite with low level WC and hand wash basin.

First Floor

Bedroom One

13'6" x 10'5"

A spacious double bedroom with large window and high ceilings.

Bedroom Two

13'8" x 9'8"

A further good sized double room with large window and high ceilings.

Bedroom Three

8'2" x 6'0"

A single room ideal as a home office or spare bedroom.

Shower Room

5'10" x 7'6"

A modern three piece suite comprising a corner shower cubicle, low level WC, hand wash basin and heated towel rail with white and red tiled walls.

Second Floor

Attic Room

15'10" x 11'9"

A spacious double room illuminated by three v-lux windows and with handy built-in wardrobes and eaves storage.

Outside

To the front of the property there is a tiered garden laid with chippings and mature shrubs, setting the property back from Torrington Lane. To the rear is a low maintenance patio garden area with rear access to the off-road parking space and garage.

Garage

side one 12'3" x 8'7" side two 12'8" x 7'5"

The garage is split with one side currently being used as a hobbies room, equipped with electric heating and lighting, while the other side offers handy additional storage space.

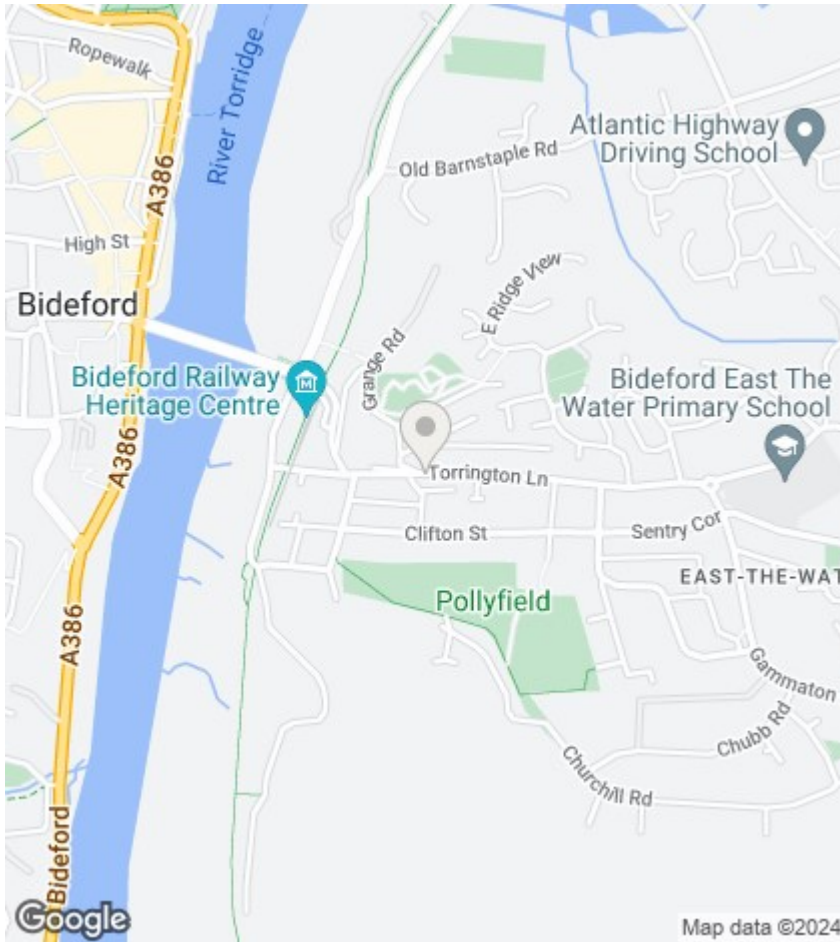
Services

All mains connected. Gas fired central heating.

Income Potential

We would suggest that within the current market, a rent of approximately £875.00 - £900.00 pcm should be achievable. If you have any questions regarding this then please feel free to contact the Lettings Team on 01237 459 998 where they would be delighted to deal with your enquiry.





Directions

From our office on the Quay, continue across The Long Bridge to East of the Water. At the mini roundabout, continue straight ahead and proceed up Torrington lane where the property will be found on your left hand side near the bottom of the hill.

Viewings

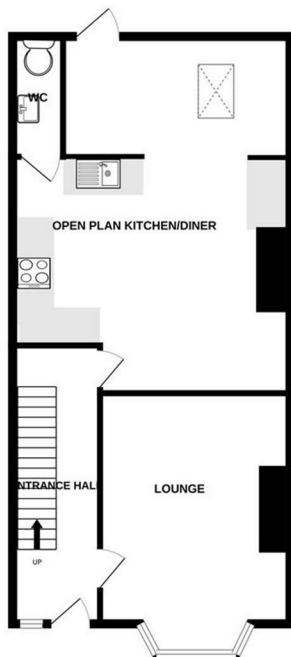
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

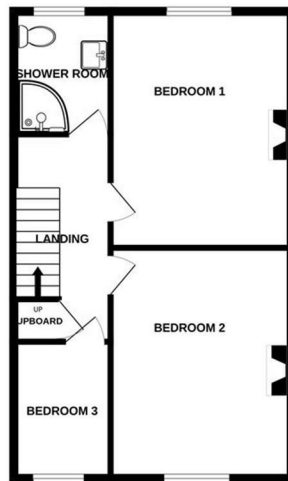
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

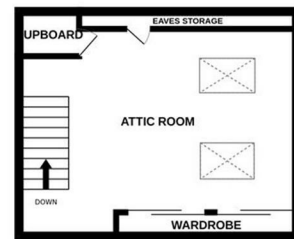
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.