



## 5 Silver Street, Bideford, EX39 2DY

Offers Around £255,000

- Impressive 2 Bedroom Townhouse
- Open-Plan Living Space
- Ideal Holiday Retreat or Convenient Home
- Immaculately Presented Throughout
- Integral Garage & Utility Room
- Stylish Accommodation Over 3 Floors
- Second Double Bedroom
- Views Over Town and Onto The River
- Master Bedroom with Ensuite
- No Onward Chain



## 5 Silver Street, Bideford EX39 2DY

Commanding a panoramic vista with chimney-pot views over the town and onto the River Torridge, this stunning 2 bedroom townhouse is presented immaculately throughout and boasts stylish accommodation arranged over 3 floors. Enjoying open-plan living on the top floor, taking full advantage on the elevated position, the property also briefly comprises an integral garage, providing off-road parking and utility room on the ground floor along with a master bedroom with ensuite, second double bedroom and bathroom on the first floor. The property would make for a convenient home for full time occupation as well as an ideal holiday home or investment opportunity.



Council Tax Band: B



## ENTRANCE HALL

This inviting space welcomes you into the home.

## FIRST FLOOR

Landing with large airing cupboard.

## MASTER BEDROOM

13'3" x 12'4"

A spacious double bedroom found at the front of the home with built-in mirror-fronted wardrobes, also fitted with electric blinds.

## ENSUITE

6'0" x 3'10"

Fitted with a modern white suite comprising a large walk-in shower, low-level W.C and wash hand basin with vanity unit below.

## BEDROOM TWO

12'0" x 9'4"

A comfortable double bedroom with built-in wardrobes, also fitted with electric blinds.

## BATHROOM

6'3" x 5'5"

Fitted with a modern white suite comprising a bath with shower over, low-level W.C and wash hand basin with vanity unit below.

## SECOND FLOOR

## OPEN-PLAN LIVING

27'3" x 12'10"

The heart of the home is this stunning open-plan living area, flooded with a wealth of natural light and enjoying a tranquil roof terrace taking full advantage of the views

on offer. There is ample seating and dining space with double doors opening to the terrace.

## KITCHEN

Stylishly fitted with a range of granite work-surfaces and high-gloss units with attractive LED plinth lighting below, stainless steel sink and drainer unit with drawers and cupboards below, built-in appliances include a double oven and hob with stainless steel extractor hood over, fridge, and dishwasher.

## ROOF TERRACE

Morning coffee's or evening gin & tonic's, this is the perfect place to unwind and watch the riverviews.

## INTEGRAL GARAGE

30'1" x 12'6"

Providing off-road parking, this versatile space provides light and power and could be utilised as a workshop or games room.

## UTILITY ROOM

12'0" x 6'1"

Fitted with work surfaces comprising a stainless steel sink and drainer unit, space & plumbing for washing machine and tumble dryer, wall-mounted gas boiler and W.C.

## SERVICES

All mains connected - gas fired underfloor heating throughout with thermostat in each room.

## VIEWINGS

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



## Directions

From Bideford Quay, head South towards Torrington, continue over the mini-roundabout at The Old Bridge. At the next mini-roundabout, turn right into Torridge Hill. Continue up the hill without deviation, as the road bears left into Meddon Street, take the next right into Silver Street. The property will be found after a short distance on the right hand side whilst on-road parking is available around The Pannier Market.



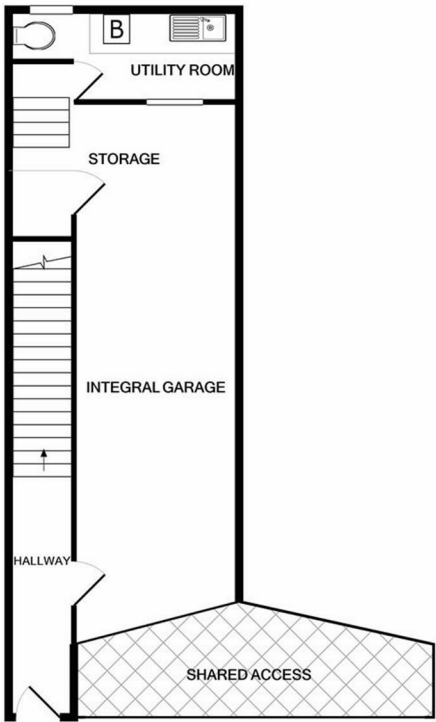
## Viewings

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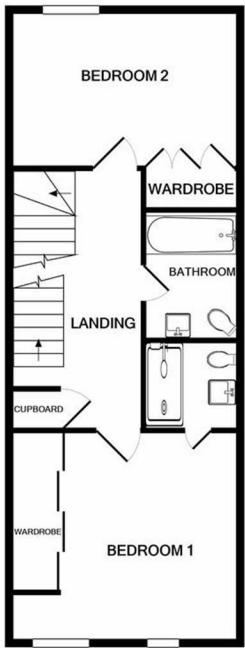
## EPC Rating:

C

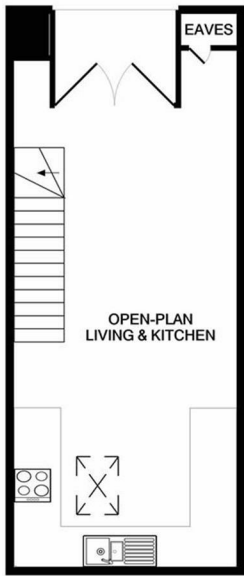
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



2ND FLOOR

### 5 SILVER STREET, BIDEFORD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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