



11 LOWER GUNSTONE, BIDEFORD, EX39 2DE

O.I.R.O £145,000

This charming 2 bedroom town centre cottage offers open-plan living with a practical kitchen area and a handy covered courtyard. Close to shops, Victoria Park and riverside walks, it's perfectly placed for everyday convenience with easy access to nearby coastal villages. No Onward Chain

Situated in the heart of town, this two-bedroom cottage combines charm with convenience.

The open-plan living space includes a functional kitchen area, while a covered rear courtyard provides a useful spot for a washing machine and area to utilise as a boot room.

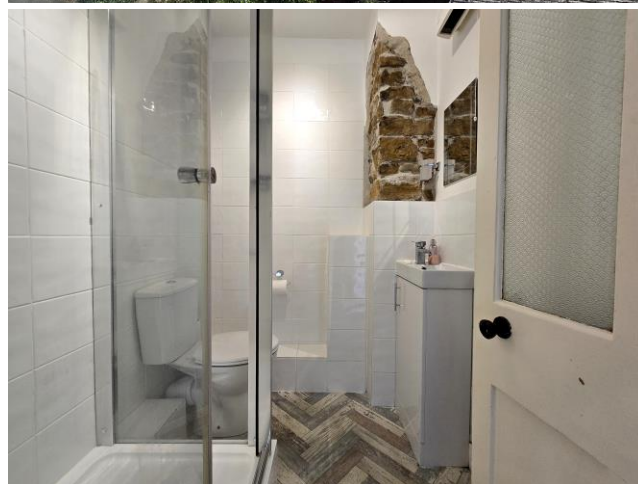
Upstairs are two bedrooms and a modern shower room, with the front bedroom featuring a bay window, enjoying views across the town towards the river, the Long Bridge and Instow in the distance.

The property is just a short walk from town centre amenities, Victoria Park and riverside walks. Kenwith Valley Nature Reserve, popular with walkers and dog owners, is also close by.

A regular bus service connects to the nearby coastal villages of Appledore, Westward Ho! & Northam making this a convenient and well-placed home.

Residents permit parking is located along Higher & Lower Gunstone whilst further parking options are available across the various town centre long stay car parks.

Services: Mains electricity, water & drainage
Energy Performance Certificate: E (46)
Council Tax: BAND A (£1,683.35 per annum)



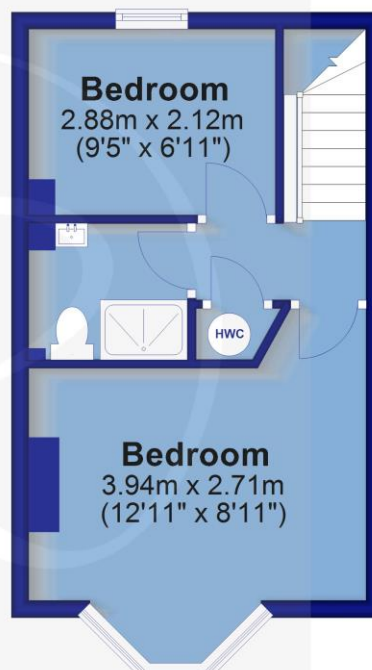
Ground Floor

Approx. 26.3 sq. metres (283.4 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.7 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.