



15 Coldharbour
Bideford | EX39 2NQ

JAMES FLETCHER
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Conveniently located just a short stroll from Bideford Quay, this captivating 2 bedroom end-terrace cottage offers the perfect blend of comfort and character, and is nestled in a quiet road in the heart of town. The accommodation itself is well-planned, warm and inviting, immaculately-presented throughout and has been thoughtfully styled to maximise space too. The standout feature is arguably the tranquil, South-facing, rear garden - a real oasis in the centre of town - it's a rare find and offers a serene escape from the hustle and bustle. Offering convenience and charm, the property is perfect for first-time buyers, those looking to downsize or relocate, without compromising on quality or location.

The property is perfectly-placed right in the heart of the town, just moments from nearby parks, shops, cafes, riverside walks and Bideford Quay. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE
REF: JF0919**



STEP INSIDE

Stepping inside, this beautiful home opens immediately into a bright and spacious sitting room - a welcoming space enjoying a wood-burning stove, perfect for cosy winter evenings, and a large window flooding the home with natural light. Seamlessly connected to the sitting room is a convenient dining area/reading nook, perfect for entertaining, whilst adjacent is the inner hall, providing stairs to the first floor and a useful study space/storage, along with a door to the garden. The kitchen is found at the rear of the home and has been tastefully fitted with a range of work surfaces comprising a stainless steel sink & drainer unit with a 'filtered drinking water' tap, drawers & cupboards below and matching wall units over, a built-in oven & gas hob with extractor over, space for an undercounter fridge/freezer, space and plumbing for a washing machine and space for a dishwasher (plumbing will need to be installed).

Upstairs, there are 2 well-proportioned bedrooms and the bathroom. The main bedroom is found at the front of the home and offers generous space for a double bed and wardrobes along with a charming window seat, whilst the second bedroom, found at the rear, is a perfect guest room, nursery or office. The bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin, along with an electric skylight window allowing light in.

In all, this charming home offers comfort and style within a convenient position.

OUTSIDE

In addition to the home, the garden excels too and is a real gem, particularly in the spring and summer months, offering a serene, South-facing escape in the centre of town. Stepping up from the home, the rear garden immediately opens to a raised patio, a wonderful seating area to enjoy morning coffee and entertain. The garden has then been thoughtfully landscaped and provides lush planting offering an abundance of colour, whilst to the rear, is a further seating area and a large summerhouse/studio (2.30m x 2.30m) - this area of the garden allows for the perfect sundowner, taking full advantage of the sun late into the afternoon - ideal for drinks and al-fresco dining. Beyond the summerhouse is a gate allowing for useful rear access - the gate is shared with a neighbour however, the garden is private. There is no dedicated parking, however a resident's parking permit is available and covers Coldharbour, North Road and Kingsley Street.

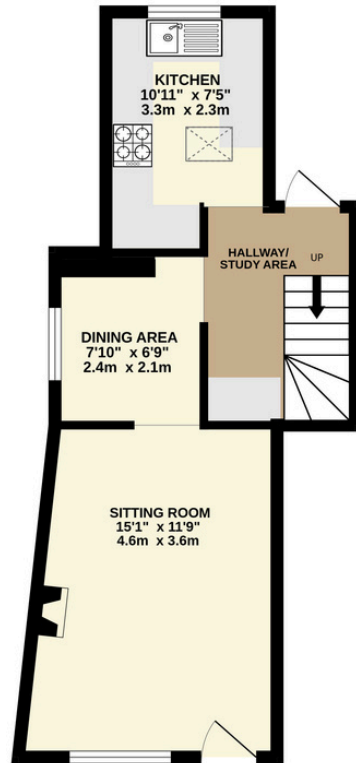
VIEWINGS

By appointment only with the sole selling agent.

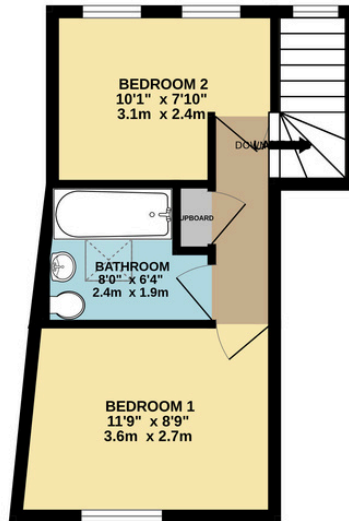




GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



COLDHARBOUR, BIDEFORD

TOTAL FLOOR AREA : 624 sq.ft. (58.0 sq.m.) approx.

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.
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- **Services:** Mains Gas, Electricity, Water & Drainage.
Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** D
- **Council Tax:** Band B
- **Local Authority:** Torridge District Council
- **Sellers Position:** Looking for their next home

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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