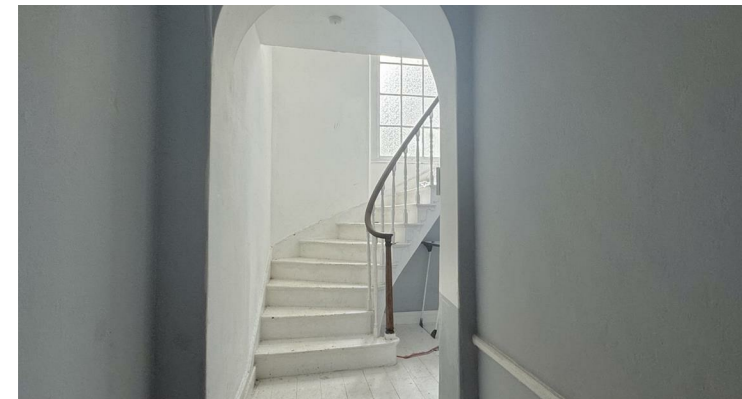




Ground Floor

First Floor

Second Floor



Adaptable Town House

16 Buttgarten Street, Bideford, EX39 2AU

Guide Price

£225,000

- Large Adaptable Georgian House
- Pot. For 3 Flats & Shop
- Excellent HMO With Outstanding Yields
- In Need Of Refurbishment
- London Style Garden
- No Onward Chain
- Cash Buyers Preferred

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Directions

From Bideford Quay proceed in the direction of Torrington before taking the right hand turning onto High Street. Proceed to the very top and turn left. Take the left hand turning onto Honestone Street and continue on this road bearing slightly downhill before taking the right hand turning onto Buttgarten Street. Number 16 will be situated on your right hand side clearly displaying a numberplate.

Looking to sell? Let us
value your property
for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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Overview

A large 5-bedroom (with scope for more) Georgian grade II listed town house within close walking distance to Bideford. With some original character and period details but requiring some renovation work.

With spacious light and airy accommodation over 3 floors. Scope for excellent letting returns. Potential various variations these of which could be the following (inc estimated income)

A commercial shop and 3 flats with a projected income of circa £25,000 + p/a

A fully fledged HMO with 6-7 letting rooms with a projected income of circa £35,000 + p/a

For those looking for an investment property 16 Buttgarden Street has incredible yields of return on investment. For more information or to arrange a viewing please don't hesitate to contact Phillips Smith & Dunn, Bideford.

This property is in need of general modernisation and a new covering roof to the ground floor. The price advertised factors in building replacement costs. For more information please contact Phillips Smith & Dunn, Bideford.

Useful Information

EPC Exempt This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Heritage Category: Listed Building Grade: II List Entry Number: 1200886 Date first listed: 19-Apr-1993

Services

TBA

Council Tax band

TBA

EPC Rating

Exempt

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



The property is located above Bideford within walking distance to the town centre. Bideford itself has a variety of amenities, both national and local retailers, some family run, shops and businesses. The vibrant market town has a bustling community spirit and hosts many events throughout the year.

The property is close to an excellent local school and Bideford has a further variety of primary and secondary schools with good ofsted ratings. The dining scene is vast with a selection of local boutique cafes, restaurants and bars to Micheline star restaurants and popular national chains.

Bideford has a range of schooling both public and private with some of the best learning centres of the region. There is a selection of both excellent primary and secondary schooling close to the property.

Close by you have the golden sandy beaches of both Instow and Westward Ho! both of which are dog friendly. An ideal spot for a kick about with the kids or stretching the legs of your furry friends.

