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10 Bull Hill

10, Bull Hill, Bideford, EX39 2BH



Located in Bideford Town, Instow/beach 3 miles, Barnstaple 10 miles

A cosy end-of-terrace property, located in a quiet yet convenient location with views of the River Torridge and within minutes walk of Bideford town centre.

- Period property
- Convenient Town location
- Two Bedrooms
- No Chain
- Terrace Balcony
- Far-reaching Views
- Freehold
- Council Tax Band A

Guide Price £175,000



#### SITUATION

The property is situated within the port and market town of Bideford, on the banks of the River Torridge and offers a wide range of amenities within walking distance including various shops, butchers, pubs, restaurants, cafes and places of worship. Bideford has schooling for all ages (public and private), five supermarkets and shopping outlet and retail complex is nearby, with a range of popular brands.

There is also access to the Tarka Trail from Bideford, with superb walks and cycle rides, that extend beyond Torrington and Barnstaple. The popular beach at Instow is around 3 miles away and the renowned coastal town of Westward Ho! is nearby which benefits from a three mile long safe and sandy beach adjoining Northam Burrows Country Park and The Royal North Devon Golf Course, which is reputed to be the oldest links course in England. There are also a good range of amenities for its size, as well as access to the South West coastal footpath which affords excellent walks and stunning vistas of the rugged North Devon coast line.

The regional centre of Barnstaple is approximately 10 miles away and offers all of the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 Link Road which connects to the motorway network at Junction 27 of the M5 motorway or via the railway to Exeter.

#### DESCRIPTION

Located in the heart of this historic market town, 10 Bull Hill offers a rare chance to acquire a snug two-bed end-of-terrace property conveniently situated in a no-through road, only a short walk from the many shops and amenities. It enjoys fine southerly views from the first floor terrace overlooking the River Torridge and the outskirts of the town from its elevated position.

The comfortable accommodation is arranged over two floors with a cosy sitting room and generous kitchen on the ground floor and two

good-sized bedrooms and a bathroom on the first floor. With stripped pine doors and tiled flooring, it blends contemporary convenience with period charm.

#### ACCOMMODATION

From the street the front door leads to the sitting room with feature fireplace and woodburner, large window to the front of the property, inset shelving and storage cupboard with attractive stripped pine door and laminate flooring. The sitting room leads to the neat kitchen with plenty of cupboard and drawer space, electric cooker and space for under-counter fridge, laminate worktops, inset sink and drainer and quarry tiled floor. Large cupboard with stripped pine door. This room makes the most of its south-facing aspect with a large window allowing light to fill the room.

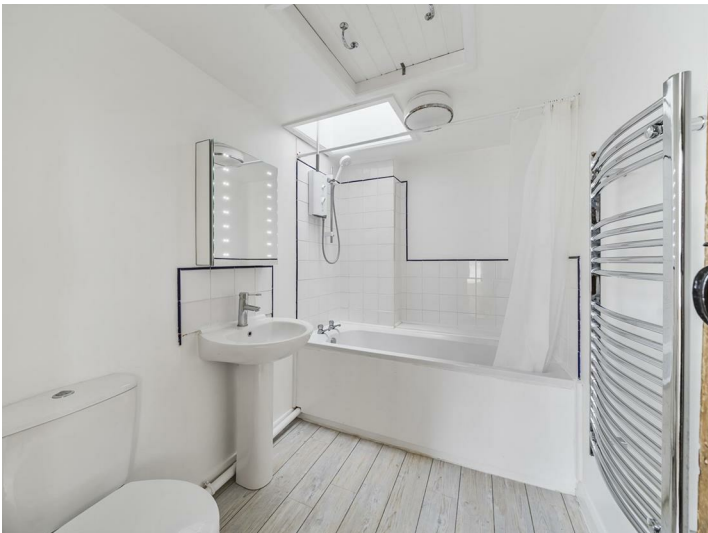
From the kitchen carpeted stairs rise to the first floor landing with large picture window and access to both bedrooms and bathroom. Steps to Bedroom 1 which has a large inset cupboard, over-bed shelving and east-facing window to catch the morning light. Bedroom 2, the larger of the two bedrooms, is a lovely room, taking advantage of its southerly aspect with French doors to the terrace balcony. With louvre-door inset cupboard and plenty space, this is a delightful room. The bathroom is fitted with a generous bath, sink, low-level WC and chic chrome radiator. Hatch to loft space.

#### OUTSIDE

The terrace balcony offers stunning views over the town to the River Torridge and the verdant countryside beyond. A great space to enjoy this wonderful location.

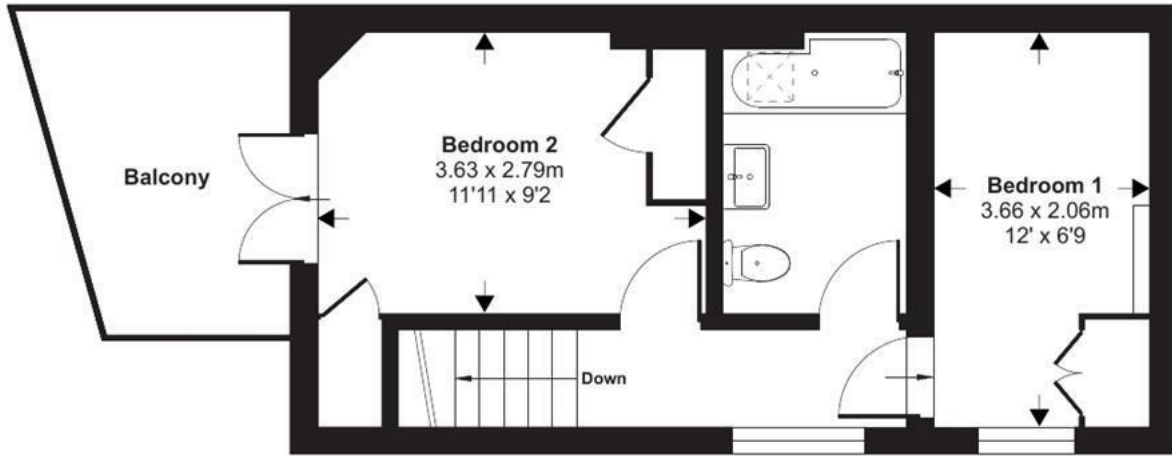
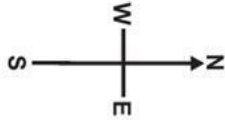
#### SERVICES

All mains services connected. Gas central heating.

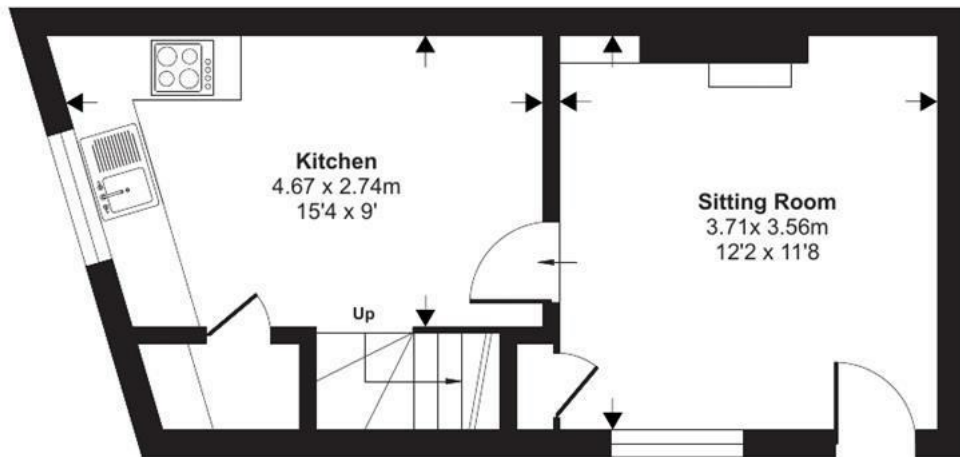


Approximate Area = 625 sq ft / 58 sq m

For identification only - Not to scale



First Floor

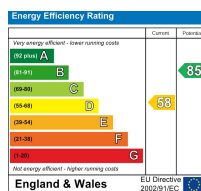


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1135456

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