



Haslemere, Bank End
Bideford, Devon EX39 2QS

Price Guide: £375,000

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A very attractive double-fronted period house conveniently situated within yards of the banks of the River Torridge and its footpath and only a short distance of Bideford town and its facilities. This extremely well presented property offers spacious accommodation which briefly includes a lovely dual aspect lounge measuring in excess of 16'10, a modern fitted family kitchen/living room and a separate dining room. The first floor provides access to three generous bedrooms with the dual aspect master bedroom containing an en-suite wet room. There is also a very large 4-piece main bathroom. The house has the benefit of two additional attic rooms - used as bedrooms with velux windows.

To the rear is a delightful, fully enclosed south-facing courtyard style garden with vehicular access... a real sun trap and excellent entertaining space. The garden also offers access to a large basement (includes an inspection pit) which is divided into 3 spacious areas, having been used as a workshop. This space offers real potential for a number of uses including extending the accommodation if required.



Situation: The house is located along the banks of the river within a short level walking distance of Bideford town. Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.

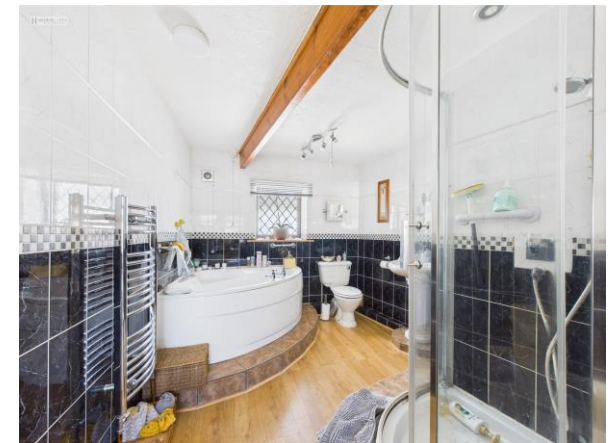
Services: Mains electricity, water and drainage. Gas central heating system.

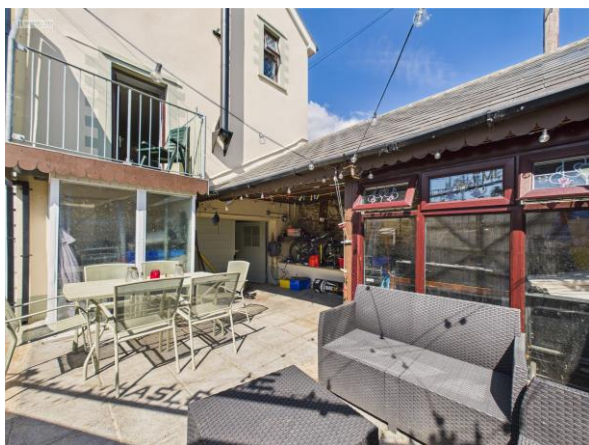
Tenure: Freehold.

Energy Performance Certificate: D

Council Tax Banding: D

Directions: From Bideford Quay proceed past Morrisons and take the second turning on the right into Chanters Road. Proceed along Chanters Road passing St Mary's Primary School at the end, veering to the right following the road to the Riverside development. Haslemere is situated on the left hand side with parking directly in front of the house.





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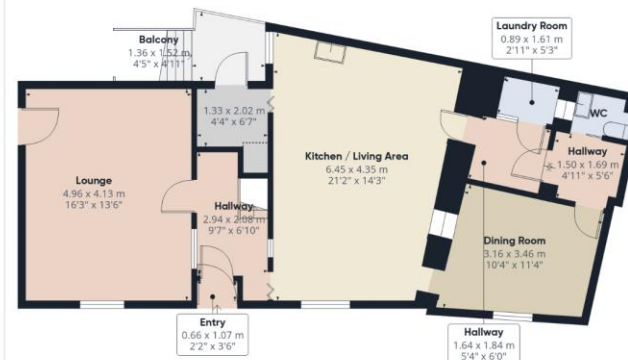


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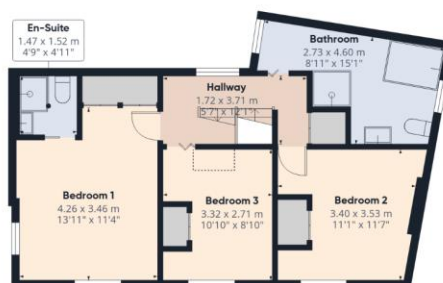
MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



Floor 0



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

203.1 m²

2185 ft²

Balconies and terraces

2 m²

22 ft²

Reduced headroom

18.2 m²

196 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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