



8 Tower Street  
Bideford, Devon EX39 2BT

Price Guide: £155,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A charming 2-bedroom cottage, situated along a quaint pedestrian-only terrace within the oldest part of Bideford only a short walk to the town centre. The accommodation is modern & freshly refurbished yet extremely in-keeping and there is a small but delightful courtyard garden that has a lovely view over the town's rooftops & the River Torridge. The property has recently had newly laid carpet throughout and a new oven with work surface in the kitchen. This delightful property would make an ideal holiday/rental investment.

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.

### Outside

The lovely rear courtyard garden space is accessible from the kitchen and offers views over the town and to the river. There is another useful courtyard space accessible from the utility room.

**Services:** All mains services are connected, including gas central heating.

**Energy Performance Certificate:** D

**Council Tax Banding:** A

### Directions

From our office proceed along the Quay front towards the Old Bridge. Turn up right beside the Town Hall then immediate left towards St.Mary's Church. This leads up into Church Walk. This is a pedestrian only area. Go up and along Church Walk around the Churchyard and take the right hand turn into Tower Street. No.8 will then be found on your right.





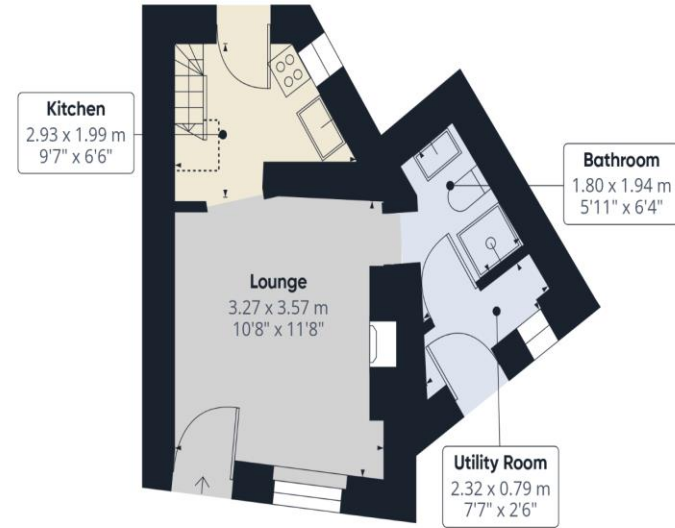
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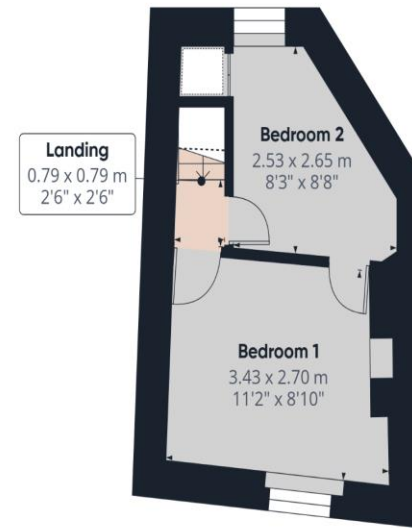
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Floor 0



Floor 1



Approximate total area<sup>m</sup>

34.7 m<sup>2</sup>

373 ft<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

5 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

**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.

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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