



JAMES FLETCHER
exp UK

4 Salterns Terrace
Bideford | EX39 4AG

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exp UK

4 Salterns Terrace

Commanding a glorious view over the River Torridge and Bideford Quay, this impressive 3-bedroom period home offers space and style within this exclusive position close to town. Enjoying generous and well-planned accommodation, immaculately presented throughout, the property boasts stylish modern fittings coupled with attractive features and views of the water. With off-road parking, a tranquil rear garden and just a short stroll from the Tarka Trail, riverside walks and Bideford Quay, this captivating home is perfect for professional couples or those hoping to relocate to the idyllic North Devon coast.

Located within easy walking distance of Bideford Quay, this prominent home offers wonderful convenience, perfect for visiting local cafes and nearby shops, or hopping onto the Tarka Trail for riverside walks or a tour of North Devon on two wheels. Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. 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



THE FIRST IMPRESSION

Beyond the stylish façade, this captivating home offers space, comfort and style whilst occupying a glorious position with far-reaching views over the water and onto Bideford Quay.

STEP INSIDE

Stepping inside, the property opens to a spacious entrance hall providing stairs to the first floor, useful under-stairs storage and a convenient cloakroom - fitted with a low-level W.C and wash basin. An inner hall seamlessly connects the rest of the ground floor with a generous sitting room at the front of the home and a spacious kitchen/diner at the rear. The sitting room enjoys a large bay window that floods the home with natural light and perfectly frames the view, along with a gas 'living flame' fire creating ambience - this room is the perfect space to unwind and watch the world go by. At the rear of the home, the kitchen/diner has been stylishly-fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in appliances include a Neff double oven and induction hob with extractor over, a microwave, a fridge/freezer and dishwasher, along ample dining space and bi-fold doors opening onto the garden - offering the perfect transition from indoor to outdoor living in the summer months, this space is perfect for entertaining. In addition, there is a useful utility room and a further rear door to the garden.

Stairs to the floor landing open to 3-bedrooms and the bathroom. The main bedroom is found at the front of the home, a generous double room with a large bay window enjoying views of the river and over the town. Two further bedrooms offer flexibility for guests or home working, with the smaller bedroom opening to a balcony at the front - the perfect place to watch the sun set over the town. The bathroom has been cleverly-designed and provides a 4-piece suite comprising a modern roll-top bath, a large 'walk-in' shower, hidden-cistern W.C, a wash basin with vanity unit below and a heated towel rail. Further to the main accommodation, and with access via a hatch on the landing, the loft offers further potential subject to the necessary consents.

In all, this stylish home offers a wonderful lifestyle opportunity in North Devon.

OUTSIDE & PARKING

One of just a collection of terraced home on Salterns Terrace, the property is approached via steps at the front of the home. At the rear, the garden has been thoughtfully-landscaped, immediately opening to a large patio with steps up to an elevated garden, laid with slate tiles for easy maintenance - this space takes full-advantage of the sun throughout the day. There are steps up to a large studio/shed (4.15m x 2.36m) which offers excellent storage or could be replaced for a summer-house, along with gated access to the driveway. The driveway/parking is accessed by a service road at the rear of the home, which is shared with the neighbouring terraced homes.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

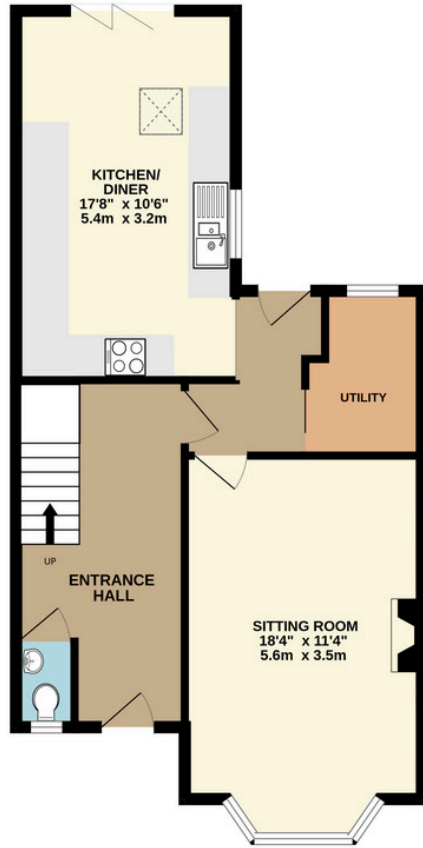




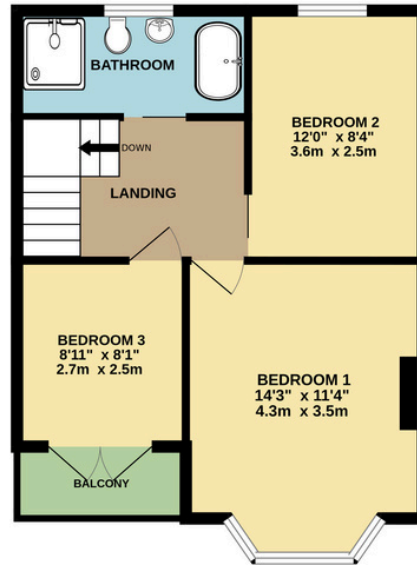




GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage.
- **Broadband:** Ultrafast Broadband is available (Ofcom)
- **EPC:** E (the property has been updated since)
- **Tenure:** Freehold
- **Council Tax:** B
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 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, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.