



**Mr D Ginger – 5\***  
Would thoroughly recommend! Chad and the team have kept us well informed all the way through the process, even during the difficult lockdown period and have made all parts of the journey as stress free as possible.

**Mr M Muggridge – 5\***  
I was extremely happy with the service I received from the beginning; with Louis and Chad who looked after the negotiation and sale of the property, right through to the completion of the sale with Nicola. Nicola was incredibly efficient with all the paperwork which needed completing and continued to keep me updated and in the loop throughout the process. She was helpful and offered exceptional customer service. I would not hesitate to recommend this

**Mr K Ziolkowski – 5\***  
Hello everyone, I just sold my property with S.J. Smith and I'm really happy with my decision. They are very professional. Special thanks to Mr Robert who has done professional valuation of the property, professional photos and professional advice. Special thanks for Mr Chad who has been with me through the whole process of selling. He always been available (even when days off), very active in communication with other involved parties. I can honestly recommend S.J Smith as a really professional team.

**Mr D Tomlinson – 5\***  
The staff at S.J Smith were great and made the moving process go as smoothly as possible. A big thank you.

**Mr J O'Shea – 5\***  
Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.

**Mrs W Teverson – 5\***  
We originally signed up with Purple Bricks (purely cost saving) but Chad tempted us to give S.J Smith an opportunity – and I admit it is a different service to that of an online agency, you get what you pay for and they provided a professional service all the way through, we were delighted and would highly recommend this local agency to anyone buying or selling in the area.

**Mr J – 5\***  
There is a reason why you see so many S.J Smith sale boards around Sunbury, Ashford and Staines compared to the other companies! As first time buyers we had no idea what to expect but from start to finish the service we received from them was exceptional. Louis showed us around the property and was very professional. No hard sale and let us take our time also very knowledgeable answering my questions about the property and surrounding area. He and Chad helped secure the sale through negotiating and agreeing a price. Nicola was an absolute god send during the process and helped keep us sane throughout. Quick to respond to our queries and persistent with keeping things moving. We are now settled in our new home and forever grateful to S.J Smith for their efforts in making it happen!

**Mrs A J Tyler – 5\***  
Great service from start to finish. Lovely friendly service from Louis and Rob and exceptional after sales service from Nicola. Highly recommended.



6 Station Approach  
Ashford  
Middlesex  
TW15 2QN



**31 Silver Street, Bideford, EX39 2DY**

**Starting Bid £85,000 - Freehold**

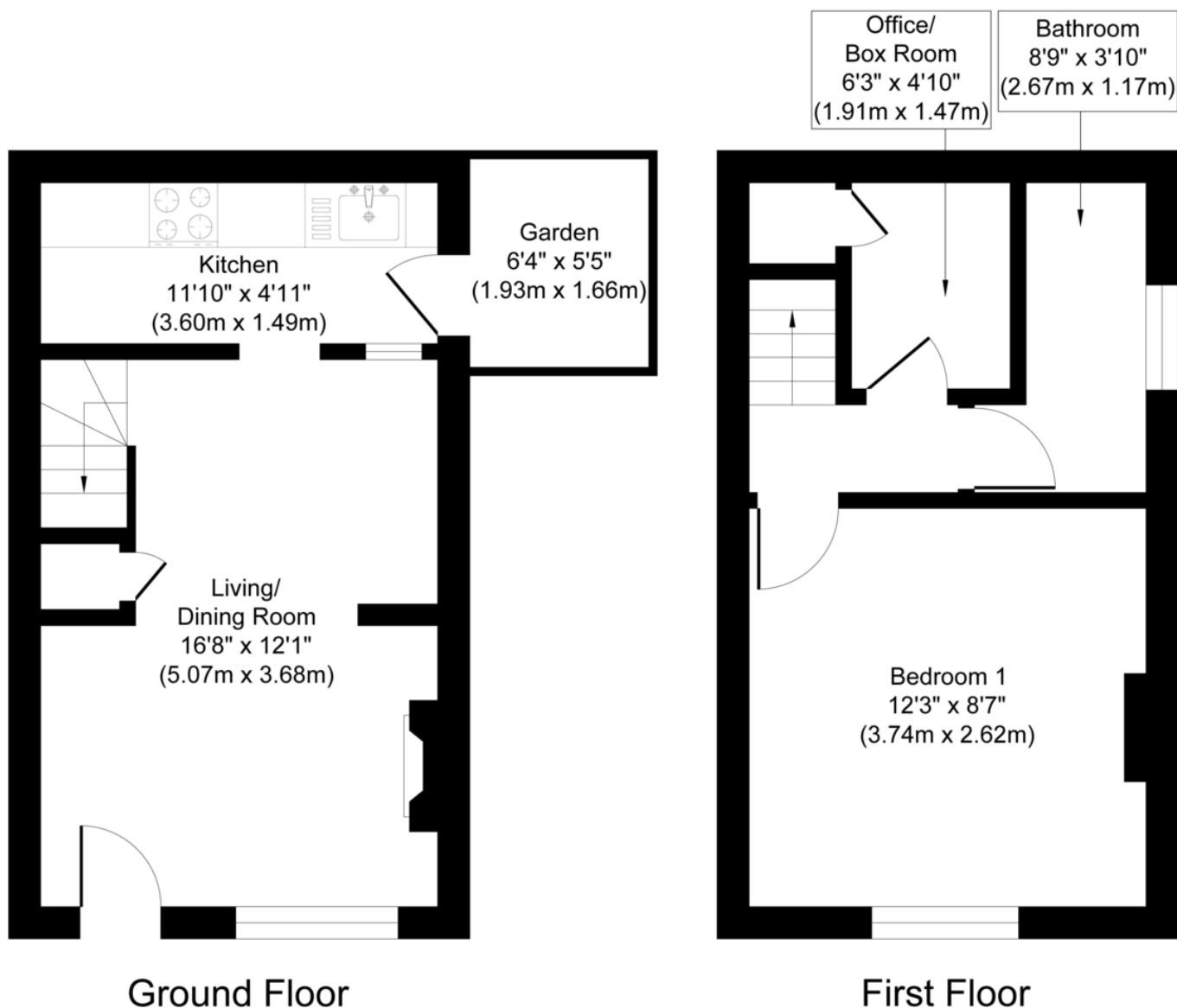
**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000.**

A centrally located end of terraced house offering an excellent opportunity for first time buyers, investors, or those seeking a property with scope to improve. Situated within easy walking distance of Bideford town centre, the property is conveniently placed for local shops, amenities, cafés and transport links, with the North Devon coastline and surrounding countryside also within easy reach. The accommodation is arranged over two floors and comprises a spacious living and dining area on the ground floor, along with a kitchen to the rear providing access to a private enclosed courtyard garden. The courtyard offers a low-maintenance outdoor space, ideal for seating or potted plants. On the first floor, the property benefits from a good sized double bedroom, a bathroom and an additional office or box room which would suit home working, storage, or flexible use depending on individual needs. The property offers clear potential for updating and adding value and would suit both owner-occupiers and buy-to-let investors. Offered for sale with a starting bid of £85,000 and sold as seen, this represents a competitively priced home in a popular North Devon location.

**Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.**

- NO ONWARD CHAIN
- END OF TERRACED HOUSE
- ONE DOUBLE BEDROOM
- CENTRAL BIDEFORD LOCATION
- OPEN PLAN LIVING/ DINING ROOM
- WALKING DISTANCE TO LOCAL AMENITIES
- EPC RATING BAND D

31 Silver Street, Bideford, EX39 2DY



Ground Floor

First Floor

**Approx. Gross Internal Floor Area 532 sq. ft / 49.39 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale, unauthorized reproduction is prohibited



Tenure: Freehold

**Council Tax**  
Torridge District Borough Council, Tax Band A being £1,652.75 for 2025/26 Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

**Agent note** Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishings nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.