



WOOLLIAMS
Property Services

Guide price £85,000
The Chalet, High Street, EX39



1

Bedroom



1

Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |
sales@woolliamspropertyservices.com

01271 328586



This charming one-bedroom cottage offers an excellent opportunity for a first-time buyer, investment purchaser or anyone looking for a project with potential. The property would benefit from some general refurbishment and improvement throughout, with the opportunity to enhance the EPC rating, subject to the necessary works. Once improved, the cottage could potentially provide a good rental income. The cottage is offered for sale with no ongoing chain, making it an appealing proposition for those looking for a straightforward purchase.

Tucked away in a quiet position just off the top of Bideford High Street, this charming one-bedroom cottage offers an excellent opportunity for a first-time buyer, investment purchaser or anyone looking for a project with potential. The property would benefit from some general refurbishment and improvement throughout, with the opportunity to enhance the EPC rating, subject to the necessary works. Once improved, the cottage could potentially provide a good rental income. The cottage is offered for sale with no ongoing chain, making it an appealing proposition for those looking for a straightforward purchase.

Bideford is a delightful historic market and port town, situated on both the eastern and western banks of the River Torridge. Once a thriving commercial port, the town now offers a good range of everyday amenities, independent shops, cafés and restaurants, together with excellent access to the beautiful North Devon coastline. The surrounding area is renowned for its glorious sandy beaches, including Westward Ho! and Saunton, along with dramatic clifftop scenery towards Hartland, Croyde, Woolacombe and beyond, making this an attractive location for both residents and holidaymakers.

Lounge/Kitchen Area *4.46m x 2.91m (14' 8" x 9' 7")*
UPVC double-glazed front door off, UPVC double glazed window, staircase to 1st floor. Kitchen area with single drainer stainless steel top sink unit and mixer tap, cupboards below, working surface with space below, ceramic tile flooring to kitchen area.

First Floor Landing
Airing cupboard has lagged cylinder.

Bedroom *3.00m x 2.91m (9' 10" x 9' 7")*
Small bay window with UPVC double-glazed window enjoying town glimpses.

Bathroom *2.11m x 1.63m (6' 11" x 5' 4")*
White suite comprising panel bath with mixer tap and shower attachment, low-level WC, pedestal wash hand basin.

Services
Mains water, electricity, and drainage connected.

Council Tax
Band A

EPC
We have requested an EPC and this will be available in due course.

Tenure
Freehold

Viewings
By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

Directions
what3words//vent.adjust.face

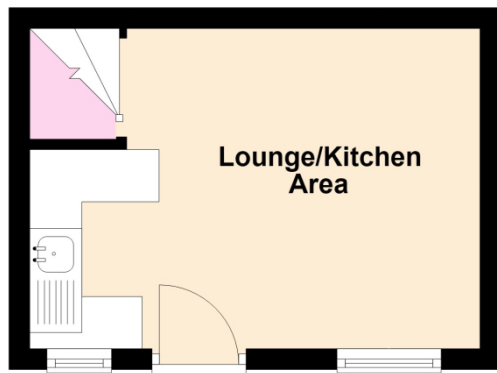


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Ground Floor



First Floor

