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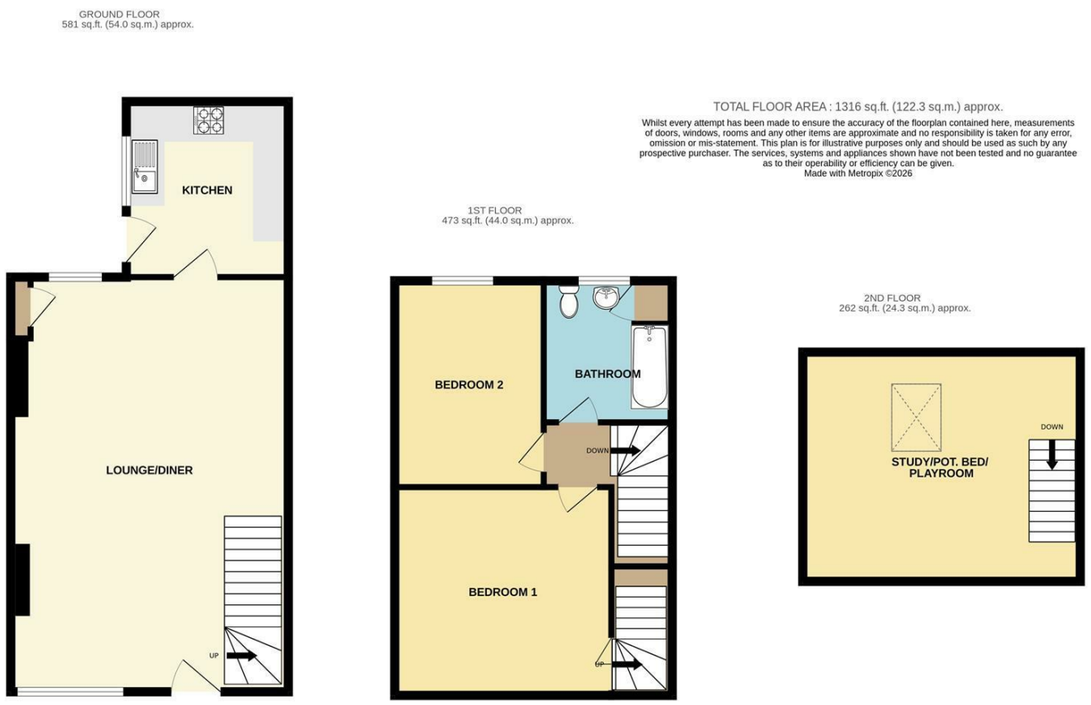

TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford Quay, proceed out of town along Kingsley Road, passing Morrisons on your left. Take the next right turn into Chanters Road and continue past Bideford Rugby Football Club. Follow the road as it becomes Riverside Court and continue for approximately 150–200 yards before turning right into Riverbank Cottages. Continue a short distance, where No. 14 will be found on the left-hand side, clearly identified by a For Sale board.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

2/3 Bed Cottage

14 Riverbank Cottages, Bideford, EX39 2QR

Guide Price

£199,950

- Charming 2/3 Bedroom Cottage
- Meticulously Refurbished Throughout
- No Onward Chain
- Excellent Location
- Modern Open Plan Living
- MUST BE VIEWED!
- Driveway Parking
- Light & Airy throughout

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Situated in a highly convenient position just moments from the South West Coast Path and within easy level walking distance of Bideford town centre, 14 Riverbank Cottages is a beautifully renovated Victorian home that effortlessly combines period charm with contemporary style.

Having undergone an extensive programme of refurbishment by a highly regarded local builder, the property has been finished to an exceptional standard throughout and is ready for immediate occupation. Arranged over three floors, the accommodation is light, airy and deceptively spacious, making it an ideal permanent residence, coastal retreat or investment opportunity.

The accommodation begins with a welcoming entrance opening into an impressive open-plan sitting and dining room. Finished with engineered oak flooring throughout, this stylish space provides a warm and inviting setting for both everyday living and entertaining. To the rear, the newly fitted Howdens kitchen is beautifully appointed with a comprehensive range of contemporary units, generous worktop space and integrated appliances, while a door provides direct access to the rear garden.

An attractive oak staircase rises to the first floor, where there are two generously proportioned double bedrooms together with a beautifully appointed family bathroom, all presented in a fresh, modern and neutral style.

Occupying the second floor is a versatile loft room, flooded with natural light from roof windows, making it an ideal home office, hobbies room or playroom. Whilst it would also serve well as a study or occasional guest bedroom, prospective purchasers should note that this room is best regarded as ancillary accommodation or useful storage space.

Externally, the property benefits from the considerable advantage of private off-road parking to the front. To the rear is a fully enclosed courtyard garden, thoughtfully designed for low maintenance and privacy, creating an ideal space for al fresco dining, entertaining or simply relaxing with a morning coffee.

Agent note - Some of these photos have been virtually staged.

Services
All mains connected.

Council Tax band
B

EPC Rating
C

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797

Room list:

Lounge Diner
6.51 x 4.5 (21'4" x 14'9")

Kitchen
2.72 x 2.57 (8'11" x 8'5")

First Floor

Bedroom 1
3.61 x 3.02 (11'10" x 9'10")

Bedroom 2
3.43 x 2.26 (11'3" x 7'4")

Bathroom
2.81 x 2.18 (9'2" x 7'1")

Second Floor

Occasional Bedroom/Study/Playroom
4.18 x 3.37 (13'8" x 11'0")

Situation

14 Riverbank Cottages enjoys an excellent position on the eastern side of Bideford, within easy walking distance of the town centre, supermarkets, schools and a wide range of everyday amenities.

Bideford is one of North Devon's most attractive historic port towns, situated on the banks of the River Torridge. The town offers an excellent range of independent shops, supermarkets, cafés, restaurants and everyday amenities, together with highly regarded schools and a variety of leisure facilities. The renowned Tarka Trail, a picturesque walking and cycling route, passes through the town, providing miles of scenic riverside and countryside walks.

For those travelling further afield, the A39 Atlantic Highway offers excellent links to Barnstaple, North Devon's regional centre, where an even wider range of shopping, commercial and leisure facilities can be found. Barnstaple also provides access to the North Devon Link Road, connecting directly to Junction 27 of the M5 motorway, making the area well placed for commuting and travel throughout the South West.