



9 Tower Street, Bideford, EX39 2BT

Asking Price £225,000

- Grade II Listed period cottage
- Sunny rear garden
- Two Reception Rooms
- Prime town-centre location
- Three Bedroom accommodation
- Historic Tower Street setting
- Log burner and period features
- Stone-built outhouse with utilities

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Steeped in character and rich in history, this beautifully maintained Grade II listed three-bedroom cottage occupies a prominent position on historic Tower Street, one of Bideford's most charming cobbled lanes, connecting the Parish Church with the renowned Pannier Market. Believed to date back to the 18th century, the property effortlessly combines authentic period features with the comforts of modern-day living. The accommodation begins with a welcoming Entrance Porch and Hallway, where original tiled flooring and a traditional staircase immediately set the tone for the home's characterful interior. To the front of the property, the cosy Living Room provides a warm and inviting retreat, centred around a charming log burner and complemented by a traditional sash window. Beyond, a larger Reception Room offers excellent versatility as either a second sitting room or formal dining room, featuring a further fireplace and useful understairs storage.



Council Tax Band: B



Location

Tower Street is one of Bideford's most historic and characterful addresses, a charming cobbled lane linking the town's ancient Parish Church with the bustling Pannier Market. Lined with period cottages and steeped in centuries of history, the street enjoys a unique atmosphere that perfectly reflects the heritage of this thriving North Devon port town. Bideford itself offers an excellent range of everyday amenities, including independent shops, cafés, restaurants, supermarkets and schooling, all centred around its attractive quayside and famous medieval Long Bridge spanning the River Torridge. The town provides convenient access to the stunning North Devon coastline, with the sandy beaches of Westward Ho! just a short drive away, while the nearby Tarka Trail offers miles of scenic walking and cycling routes. Combining historic charm with modern convenience, Tower Street enjoys a wonderfully central position within one of North Devon's most sought-after market towns.

Ground Floor

Entrance Hallway

Dining Room/Snug

10'5" x 10'3"

Lounge

11'10" x 10'9"

Kitchen

10'11" x 6'0"

Bathroom

6'2" x 6'0"

Utility

4'9" x 3'4"

First Floor

Bedroom One

14'0" x 11'0"

Bedroom Two

10'4" x 9'8"

Bedroom Three

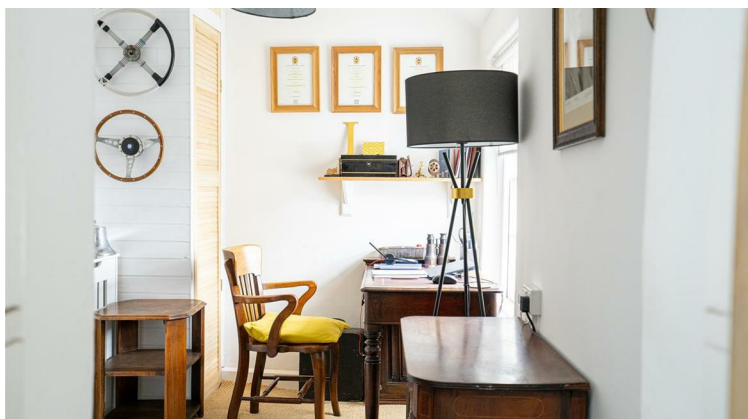
10'4" x 6'8"

Outside

Outside, the rear garden provides a peaceful and private retreat. A sunny patio, framed by mature planting, offers the perfect space for al fresco dining and relaxation. A stone-built outhouse benefits from power, lighting and water, and is currently fitted with a washing machine, providing excellent utility and storage potential. From the garden, elevated views stretch across the rooftops of Bideford, with the town's historic church tower creating a charming focal point and a wonderfully tranquil backdrop.

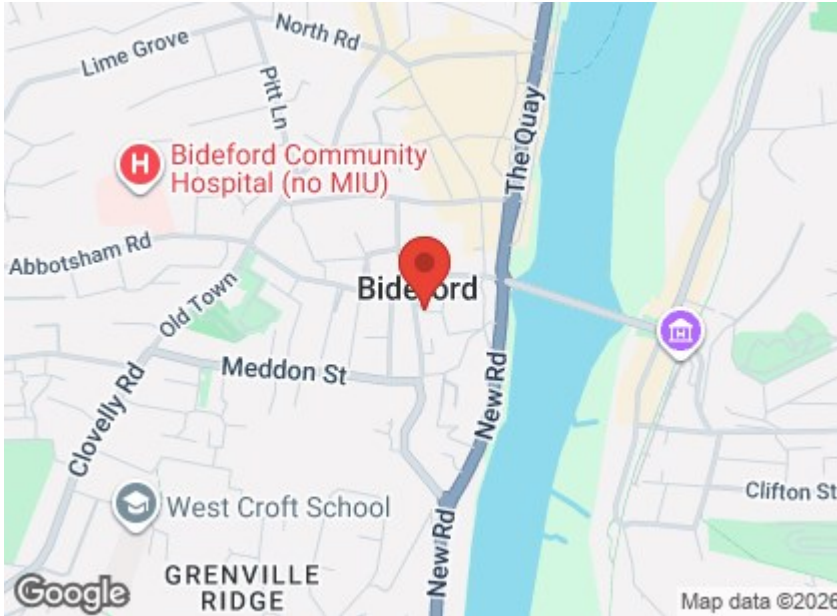
Services

All mains services connected, gas fired central heating.



Directions

From Bideford Quay, proceed up the main High Street and take the second turning on the left into Grenville Street. At the junction, continue straight ahead onto Buttgarden Street. A short distance along, pedestrian access to Tower Street can be found on the left-hand side. Descend the steps onto Tower Street, where No. 9 will be found on the left, clearly identified by a nameplate.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

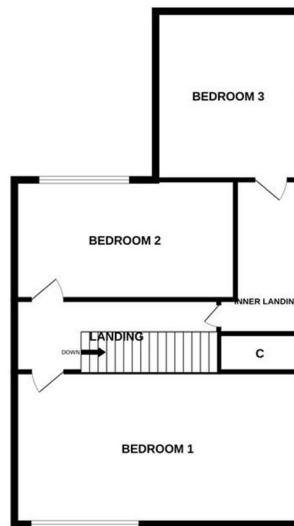
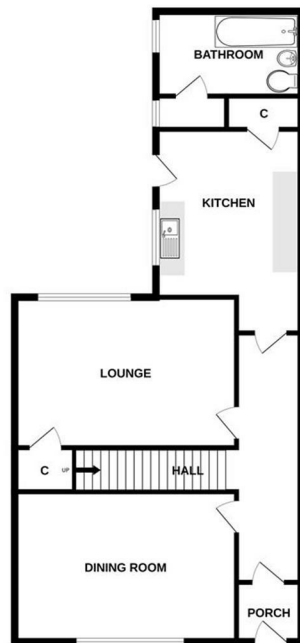
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.