



45, Torrington Street



STAGS

45, Torrington Street

, Bideford, Devon EX39 4DP

Short and level walk to town centre/amenities Instow (Beach) 3.2 Miles Barnstaple 9.5 Miles

A 4-double bedroom townhouse with beautiful river views.

- Beautiful River Views
- 4 Double Bedrooms
- Sitting Room
- Kitchen / Dining Room
- Garden Room
- Utility
- Pretty Walled Courtyard Garden
- Grade II Listed
- Council Tax Band 'A'
- Freehold

Guide Price £250,000

Situation

45 Torrington Street is located on the eastern side of the port and market town of Bideford, just a few yards from the river and with the benefit of a westerly aspect. Located on the banks of the River Torridge, the town offers a comprehensive range of facilities and amenities within walking distance including; independent/artisan shops, banks, pubs/restaurants/cafes, schooling (public and private) and the popular panier market. There are 5 supermarkets and a retail complex with a range of popular brands. The River Torridge flows through the heart of the town, beside which is 'The Quay', with various vessels docking daily, including the 'MS Oldenburg' passenger ferry to Lundy Island. The 'Taka Trail' affords superb long walks and cycle rides. Local coastal villages include: Instow (3 miles), with a glorious, sandy beach. Appledore (3 miles), a picturesque fishing village. Westward Ho! (2 miles) a small town with a 3-mile safe, sandy beach adjoining Northam Burrows Country Park.

The A39 bypasses the town A39 and provides brisk passage in/out of the area and to the regional centre of Barnstaple (10 miles).



Description

45 Torrington Street is a period, end of terrace townhouse, with enviable and open views over the River Torridge available from the rooms at the back of the house. The property offers, exceptionally usable, family accommodation, with solid floors, sitting room, kitchen/dining room and garden room, complemented by 4 spacious, double bedrooms and 2 bath/shower rooms. Outside, the pretty, walled, courtyard garden has independent access. The river Torridge is only yards away and the town centre and everyday amenities are a very short and level walk away. It is understood that the property dates from the mid-19th Century and in conjunction with No. 46 & 47, has the benefit of a Grade II listing.

Accommodation

The front door opens into ENTRANCE HALL with part-glazed door opening into the HALLWAY with staircase leading-up and large, open storage cupboard beneath. The SITTING ROOM with inset multi-fuel fire, on a slate hearth with wooden mantle and surround. The farmhouse style KITCHEN & DINING ROOM has plenty of space for a dining table, with attractive wooden floor and a multi-fuel fire on a raised, slate hearth., with folding, drying rack above. The room is fitted with a range of light units with worktop over, including small breakfast bar, appliances include; freestanding electric cooker/extractor hood over, stainless steel sink/drain, space/plumbing for white goods and freestanding furniture, A part glazed door opens to the GARDEN ROOM with the benefit of a westerly aspect, multiple windows and door out to the garden. Attached to the garden room but accessed from the courtyard garden, is a UTILITY ROOM, with plumbing for white goods and sink.

The elegant staircase leads up to the FIRST FLOOR and BEDROOM 2, a double room. BEDROOM 4, a double room, with original Victorian fireplace and wonderful, river views. The FAMILY BATHROOM with white suite, comprising; bath/shower over, basin, WC and wall mounted vanity unit. The staircase leads up to the SECOND FLOOR and BEDROOM 1, the largest bedroom, with pretty, Victorian fireplace and dormer window. BEDROOM 3 with dormer window, magnificent, far-reaching river views and access to useful eves storage.

Outside

The pretty, walled and secure courtyard garden enjoys a westerly aspect and has been paved for year-round use, providing privacy and sanctuary, with small, lean-to shed and gate out, allowing for independent access.

Services & Additional Information

Services: Mains electricity, gas, water and drainage are all connected. Hot water and central heating supplied via multi-fuel stove in kitchen, supplemented by an electric emersion, if/when required.

Broadband: 'Standard', 'Superfast' and 'Ultrafast' broadband is available (Ofcom). Please check with chosen provider

Mobile phone coverage from the major providers: EE - Good / o2 - Good / Three - Good / Vodafone - Good (Ofcom). Please check with chosen provider.

Viewings

Strictly by confirmed prior appointment please, through the Sole Selling Agents, 'Stags' on 01237 425 030 or bideford@stags.co.uk

Directions

From Bideford Quay, head south and at the roundabout, turn left onto Bideford Long Bridge/B3233, and at the next mini roundabout, turn right, and the property will be found on your right in approx. 200ft.

Postcode: EX39 4DP (Not to be relied upon)

What3words: ///harmonica.rents.mooring



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

Current

Potential

41

71

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