



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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## Generous Sized Period House

21 Geneva Place, Bideford, EX39 3BS

Guide Price

**£170,000**

- Mid Terraced Period House
- PVC Double Glazing
- Unrestricted On Road Parking
- 2 Bedrooms
- Balcony
- Close to Town
- Additional Attic Room
- Front and Rear Gardens

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Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

## Directions

From Bideford Quay front depart in a westerly direction, pass straight through the roundabout at the end of the old bridge. At the next roundabout turn right proceeding uphill, following the road around 2 sharp left hand bends After the 2nd bend turn right into Geneva Place where the subject property will be found on your right hand side, and is identified by a for sale board.

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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## Room list:

### Entrance Lobby

### Living Room

7.09m maximum x 3.96m maximum  
(23'3" maximum x 13'32" maximum )

### Kitchen

2.90m x 2.26m (9'6" x 7'5")

### Utility

2.74m x 1.52m (9' x 5')

### Bedroom 1

3.81m x 3.66m (12'6" x 12')

### Bedroom 2

3.35m x 2.26m (11' x 7'5")

### Bathroom

2.92m x 2.31m (9'7" x 7'7")

### Balcony

### Attic Room

3.73m x 3.66m approximately (12'3" x 12' approximately)

## Overview

Affording easy access into Bideford town centre and nearby amenities, is this well presented three storey 2 bedroomed period house, with an additional attic room, which benefits from PVC double glazing. Phillips Smith and Dunn as selling agents recommend an early inspection for those seeking a home for first time buyers, as a buy to let investment property, or alternatively as a family residence.

Briefly the accommodation provides an entrance lobby, giving access to a spacious open plan living area with a feature fireplace and staircase to the upper floors, along with a modern fitted kitchen with ample storage space, and a utility area, giving access to the rear garden. To the first floor are 2 bedrooms (the main bedroom having fitted wardrobes, and the second bedroom having access to a balcony) and a well appointed bathroom with an airing cupboard housing the gas boiler, whilst to the second floor is an attic room, with storage areas and Velux windows.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devon's Regional Centre, housing the areas main shopping, business and commercial venues.

## Outside

Pedestrian access to the front of the house is via a metal entrance gate through a paved garden area with raised beds, with unrestricted on road parking available. To the rear is a further enclosed low maintenance garden area with artificial lawn and external lighting.

## Services

All mains connected. Electric heating. Gas central heating in bathroom.

## Council Tax Band

## EPC Rating

E

## Tenure

Freehold

## Viewings

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

