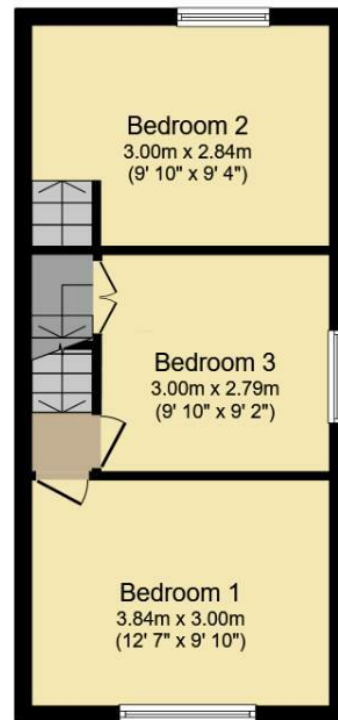
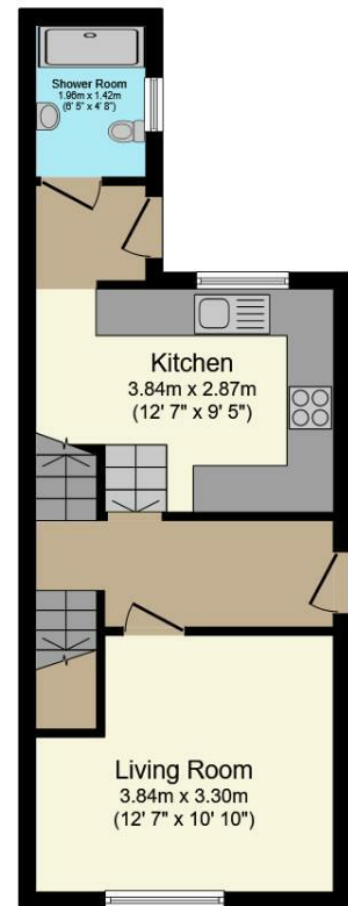


16 Torridge Mount

Bideford, Devon EX39 4EJ

Guide Price

£165,000

- 3 DOUBLE Bedroom + Loft Room
- Living Room With Wood Burner
- Character Features
- Close Walking Distance To Town & Tarka Trail
- Available With No Onward Chain
- MUST BE VIEWED - Great Value For Money.

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

Call 01237 879797
or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.



Set in an elevated position with far-reaching views across Bideford and the Torridge Estuary, this well-presented three-bedroom semi-detached home also benefits from a useful loft room and an easy-care rear courtyard garden.

The property opens into a welcoming entrance hall, leading to a cosy front living room featuring a wood burner set within the chimney breast creating a fantastic focal point to the room.

To the rear, the kitchen offers ample cupboard and worktop space, with access to the garden. The ground floor bathroom is fitted with a bath and rainfall-style shower, wash basin and WC.

Upstairs are three bedrooms. The main bedroom sits at the front with pleasant views, while the second enjoys estuary glimpses and built-in storage. The third bedroom provides access to the loft room above.

The loft room offers flexible additional space, ideal as a hobby room or occasional guest accommodation, and enjoys particularly impressive elevated views across the town.

Outside, the rear garden is designed for low maintenance, laid mainly with stone chippings and benefiting from pedestrian rear access.

Services

All mains connected

Council Tax band

A

EPC Rating

D

Tenure

Freehold

Viewings

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



Situation

Located within easy reach of Bideford town centre and local amenities, this home combines character, versatility and attractive views in a convenient setting.

East-the-Water sits on the eastern side of the River Torridge and offers a strong sense of community, with local shops, pubs, a primary school and nearby parkland. Bideford town centre provides a wider range of amenities including restaurants, shops, leisure facilities and scenic riverside walks.

The area benefits from good transport links, with easy access to the A39 and regular bus routes connecting to Barnstaple and surrounding coastal towns.



Room list:

Entrance Hall

Living Room

3.84 x 3.30 (12'7" x 10'9")

Kitchen

3.84 x 2.87 (12'7" x 9'4")

Shower Room

1.96 x 1.42 (6'5" x 4'7")

First Floor

Bedroom 1

3.84 x 3.00 (12'7" x 9'10")

Bedroom 2

3.00 x 2.84 (9'10" x 9'3")

Bedroom 3

3.00 x 2.79 (9'10" x 9'1")

Loft Room

3.35 x 2.92 (10'11" x 9'6")