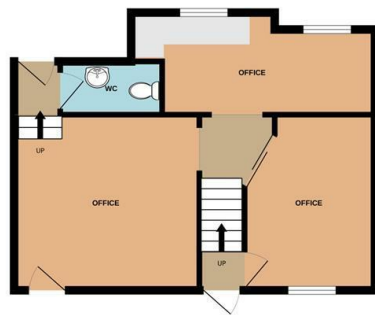


GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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

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**5 Bed Commercial**

Commercial Listing, 24-25 Chingswell Street, Bideford, EX39 2NF

- 3 Offices, 2 Flats
- Excellent Rental Opportunity
- In Need Of Some Modernisation
- Convenient Town Location
- MUST BE VIEWED

Guide Price

**£150,000**

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.



Room list:

## Overview

A mixed-use, double-fronted property offering an excellent investment opportunity, comprising three offices on the ground floor and two one-bedroom apartments arranged across the upper floors.

Spanning three storeys in total, the property presents a versatile layout that can accommodate both commercial and residential tenants, and is offered for sale with the option of two tenants currently in situ, providing immediate rental income potential.

The ground floor benefits from two separate entrance doors - one leading directly into the left-hand office, which connects through to a rear office, and another providing access to a third, self-contained office space. This flexible configuration allows for individual or combined commercial use and ensures that the residential access remains fully independent if required.

While the property would benefit from a degree of modernisation and updating throughout, it offers great potential for refurbishment or reconfiguration to suit a variety of purposes. The two upper-floor flats are compact yet practical, each comprising one double bedroom, a comfortable living room, a fitted kitchen, and a bathroom. Both apartments are currently let, providing steady income while allowing scope for future enhancement and value growth. This property would appeal to investors, developers, or owner-occupiers seeking a mixed-use asset in a convenient and central location.

Ideally located in the town of Bideford, a historic market town on the River Torridge in North Devon, known for its blend of Georgian charm and modern amenities. The town offers a mix of independent shops, cafés, and local markets, as well as leisure facilities like a swimming pool, gyms, and sports clubs.

Victoria Park serves as the town's main green space, featuring gardens, play areas, and a café, while nearby Northam Burrows Country Park provides open coastal scenery for walking and wildlife spotting. The Burton Art Gallery, riverside walks, and access to the Tarka Trail add to Bideford's relaxed, community-focused appeal.

Surrounding Bideford are several picturesque coastal villages. Westward Ho!, a lively seaside resort with a long sandy beach, surf schools, and a country park backing the dunes, ideal for outdoor activities. Appledore, a quaint fishing village full of narrow lanes, colourful cottages, and a rich maritime history, with local galleries, cafés, and seasonal ferry service to nearby Instow.

Instow, on the opposite bank of the estuary, offers a quieter pace with a sandy waterfront, charming pubs, and access to the scenic Tarka Trail for walking and cycling. Together, these villages form a cluster of characterful communities offering both seaside fun and peaceful coastal living near Bideford.

## Outside

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

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

