



33 Coldharbour, Bideford, EX39 2NH

£195,000

Offered with no onward chain, this attractive double-fronted period home offers three bedrooms, spacious living accommodation and a delightful south-facing rear garden in a convenient location.

Description

33 Coldharbour is an attractive double-fronted period home offering generous accommodation, plenty of character and a delightful south-facing rear garden. Situated in a convenient location, the property combines spacious living areas with three well-proportioned bedrooms, making it an excellent choice for first-time buyers, families or investors alike.

The property is entered into a spacious and welcoming lounge/dining room, measuring over 18 feet in length, with two front-facing windows allowing plenty of natural light to flood the room. Character features include attractive fireplaces, picture rails and fitted storage cupboards, while stairs rise to the first floor with useful under-stairs storage.

To the rear of the property is a fitted kitchen comprising a range of matching wall and base units with complementary work surfaces and tiled splashbacks. There is an inset sink and drainer, space for a cooker, fridge/freezer and washing machine, together with a wall-mounted Glow-worm gas boiler, solid oak flooring and a glazed door providing direct access to the rear garden.

The ground floor is completed by the family bathroom, fitted with a white suite comprising a bath with shower over and glazed screen, pedestal wash hand basin, low-level WC, Velux window and radiator.

On the first floor are three well-proportioned bedrooms. The principal bedroom overlooks the front of the property and benefits from a fitted wardrobe and picture rail, while the second bedroom enjoys views over the rear garden. The third bedroom also includes a fitted wardrobe, making it an ideal child's bedroom, home office or guest room.

Further benefits include gas fired central heating and uPVC double glazing throughout.

Outside, the property enjoys a fully enclosed, south-facing rear garden, providing an excellent space to relax or entertain. The garden features a generous patio seating area, a larger-than-average lawn, mature flower and shrub borders, together with a timber garden shed. To the front of the property there is residents' parking.

Lounge 12'5" x 18'9" (3.81 x 5.72)



Kitchen 6'11" x 11'7" (2.13 x 3.54)



Bathroom



Bedroom 1 11'5" x 10'6" (3.50 x 3.22)



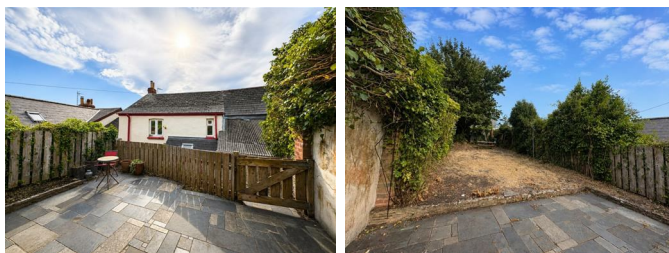
Bedroom 2 8'0" x 12'2" (2.44 x 3.71)



Bedroom 3 8'11" x 8'0" (2.72 x 2.44)



Garden



Information

Age - Early 1900

Tenure - Freehold

Heating - Gas central heating

Drainage - Mains

Windows - UPVC double glazed throughout

Council Tax - Tax band B

EPC Rating - D/66 / Potential - B/88

Nearby schools -

West Croft School

0.46 mi

Kingsley School

0.46 mi

St Mary's Church of England Primary School

0.46 mi

Bideford College

0.54 mi

East-the-Water Community Primary School

0.82 mi

Seller's position - No onward chain. Vacant.

Parking: Residents parking to the front

Rental Income

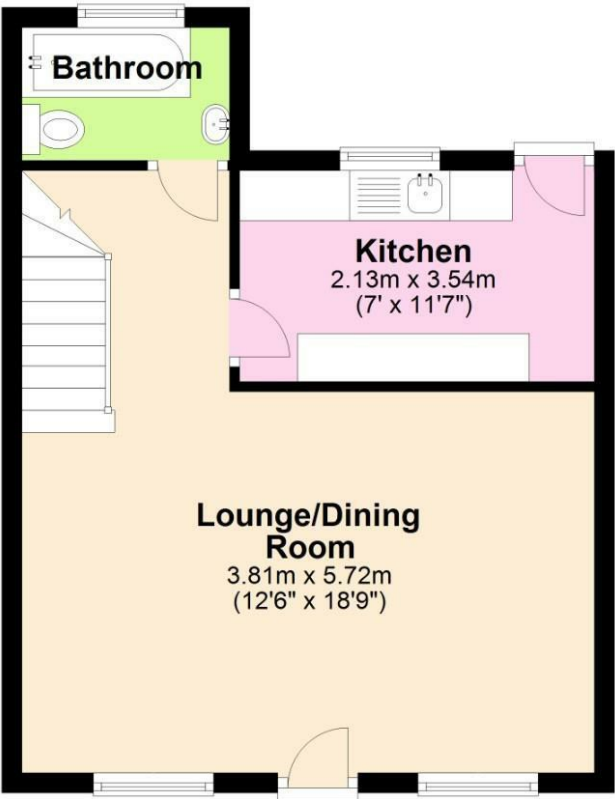
Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is currently achieved at £895 per month, subject to any required works and compliance with legal obligations (accurate as of July 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens and edited for picture quality. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are

important matters which are likely to affect your decision to buy, please contact us before viewing the property.

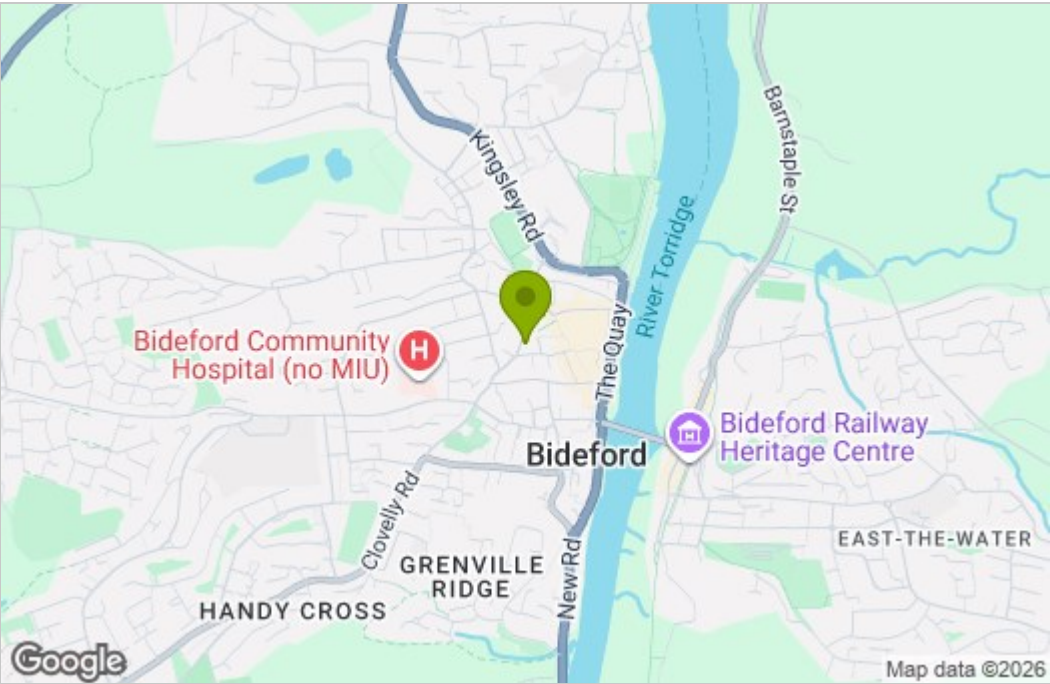
Floor Plan



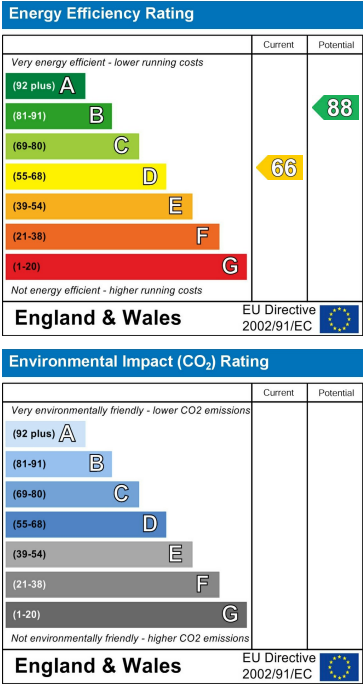
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.