



BRIGHTS
ESTATE AGENTS



44 TORRINGTON STREET, BIDEFORD. EX39 4DP
GUIDE £200,000

Quaint two bed character cottage backing onto the River Torridge with a large, low maintenance patio garden, good sized living/dining room and only being a short, level walk into Bideford town centre. No onward chain.



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Situated towards the outskirts of the western side of the Port and Market town of Bideford with regular bus services being available down to the main quayside and shopping area. Close by are numerous supermarkets and the Affinity Retail Park.

SERVICES: All mains services. Gas fired central heating. Mix of single and double glazed windows.

COUNCIL TAX BAND: A.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford Quay proceed across the old bridge turning right at the end into Torrington Street and the property will be found within a short distance on your right-hand side.

The accommodation is at present arranged to provide (measurements are approximate):-

GROUND FLOOR

KITCHEN: 3.87m x 2.80m Max Working surface incorporating sink unit, cooker and washing machine.

LIVING/DINING ROOM: 5.90m x 2.90m Max

FIRST FLOOR

LANDING:

BEDROOM ONE: 2.98m x 2.93m

BEDROOM TWO: 2.66m x 2.64m

BATHROOM: Bath with shower over, wash basin and WC.

OUTSIDE

Large patio area with storage shed and a great view of the river and the old Bideford Bridge.



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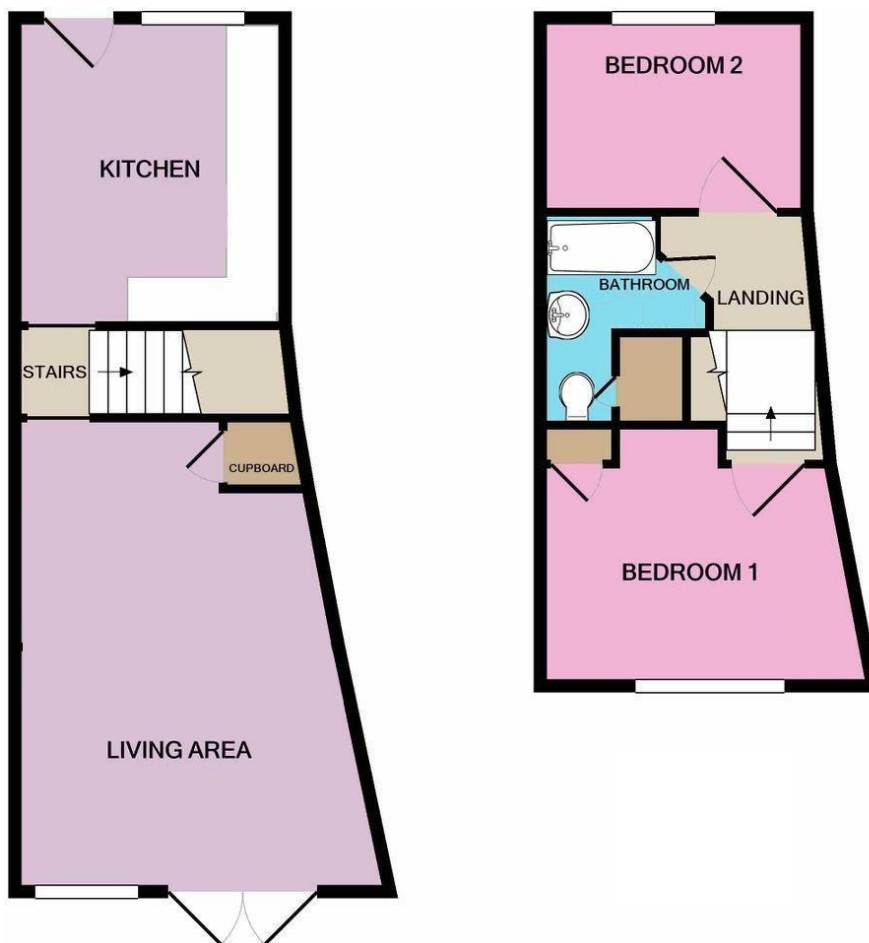


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NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS – It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

Directors: K J Bright FRICS and S A Bright BSc (Hons)

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