



17 Bull Hill
Bideford, Devon EX39 2BH

Offers in excess of: £180,000

HARDING & CO
ESTATE AGENTS & VALUERS

A charming and spacious 3-bedroom period townhouse with a cottage-feel, situated along a quaint terrace within the oldest part of Bideford only a short walk to the town centre.

The accommodation is modern yet extremely in-keeping and there is a delightful south-facing two-tiered rear garden.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



Accommodation

Sitting Room

12'9 x 12'6 (3.89m x 3.81m)

Kitchen/Diner

13'6 x 12'9 (4.11m x 3.89m)

Bedroom 1

11'7 x 9'6 (3.35m x 3.28m)

Bedroom 2

11' x 10'9 (3.35m x 3.28m)

Bedroom 3

11' x 9' (3.35m x 2.74m)

Bathroom

Outside

The rear garden is a delightful south-facing space of two tiers. The garden is extremely private, enclosed by natural stone walls and includes its own pedestrian access to the front.

Services: All mains services are connected, including gas central heating.

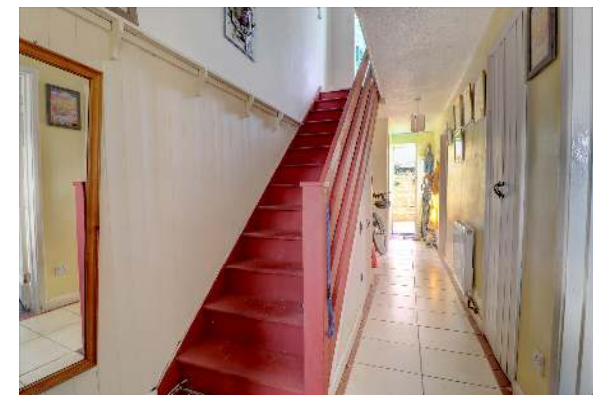
Energy Performance Certificate: TBC

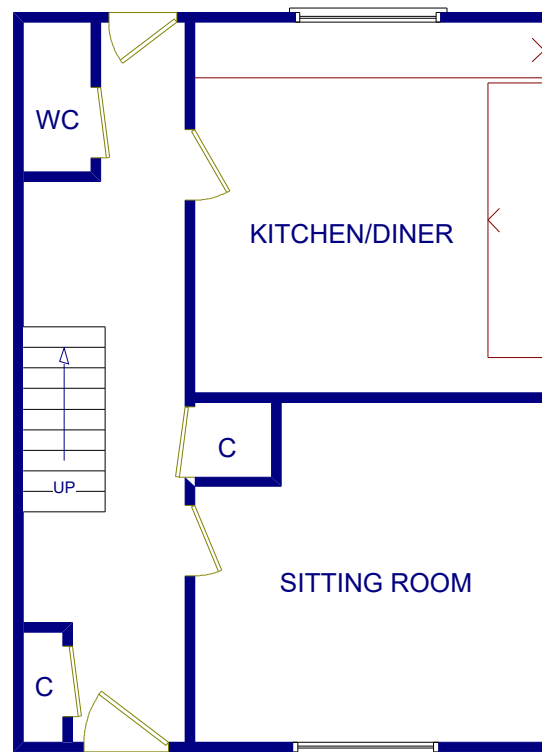
Council Tax Banding: B

Directions

There are numerous ways to get to this historic part of Bideford but, perhaps, the easiest is to park on The Quay and proceed to the end of our famous Long Bridge and proceed up Bridge Street between the Council Chambers for approximately 20 yards before turning left onto Church Walk. Proceed past the Parish Church on your

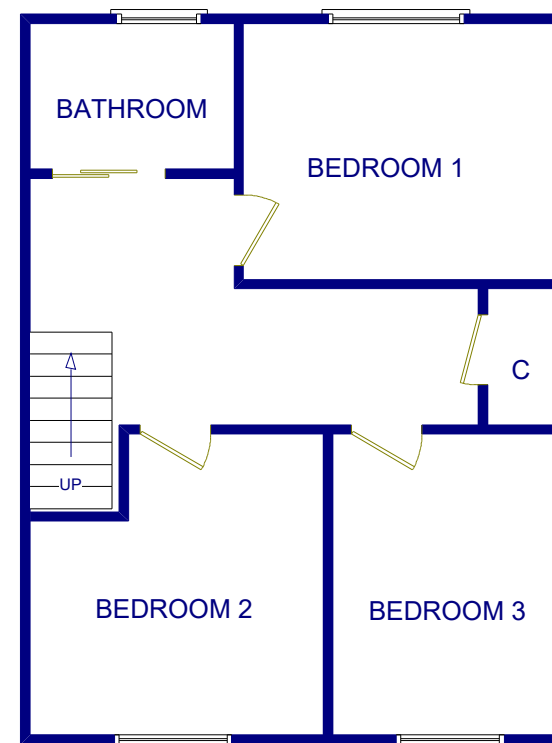
right-hand side with the Town Council and the Town Library on your left-hand side. On meeting Lower Meddon Street, bear right. Some 50 yards up Lower Meddon Street, Bull Hill will be found on your left-hand side.





IN

NOT TO SCALE



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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

