

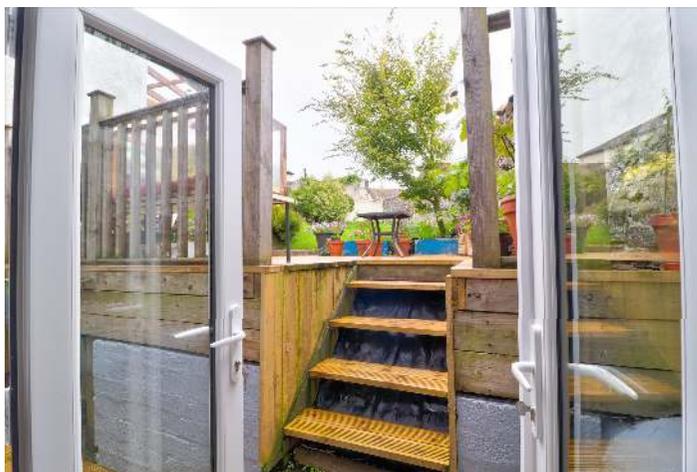
24 Higher Gunstone
Bideford, Devon EX39 2DG

Guide Price: £225,000

HARDING & CO
ESTATE AGENTS & VALUERS

A charming double-fronted mid-terraced period cottage with pretty rear garden close to the centre of town. The accommodation is light and spacious and in excellent decorative order which includes 3 generous bedrooms, 2 reception rooms and a well-equipped kitchen & bathroom. No chain.

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 Briefly:

Lounge

15'0 x 11'3 (4.57m x 3.43m)

Kitchen

11'11 x 6'9 (3.63m x 2.06m)

Dining Room

10'10 x 9'11 (3.30m x 3.02m)

Bedroom 1

10'7 x 9'6 (3.23m x 2.90m)

Bedroom 2

10'1 x 9'10 (3.07m x 3.00m)

Bedroom 3

9'11 x 7'2' (3.02m x 2.18m)

Bathroom

Outside

To the rear of the property is a delightful cottage style garden with a timber decking area fully enclosed by mature stone walls. There is a raised platform at the end of the garden where views of the Torridge Bridge can be viewed.

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

Energy Performance Certificate: D

Council Tax Banding: B

Directions: The property is within walking distance of all town centre amenities. From our office along Bridgeland Street, follow the road passing our office on the left until you bend right, take the first left at the public house and

continue up the hill of Coldharbour where 24 will be found near the top of the hill where Coldharbour meets Higher Gunstone.





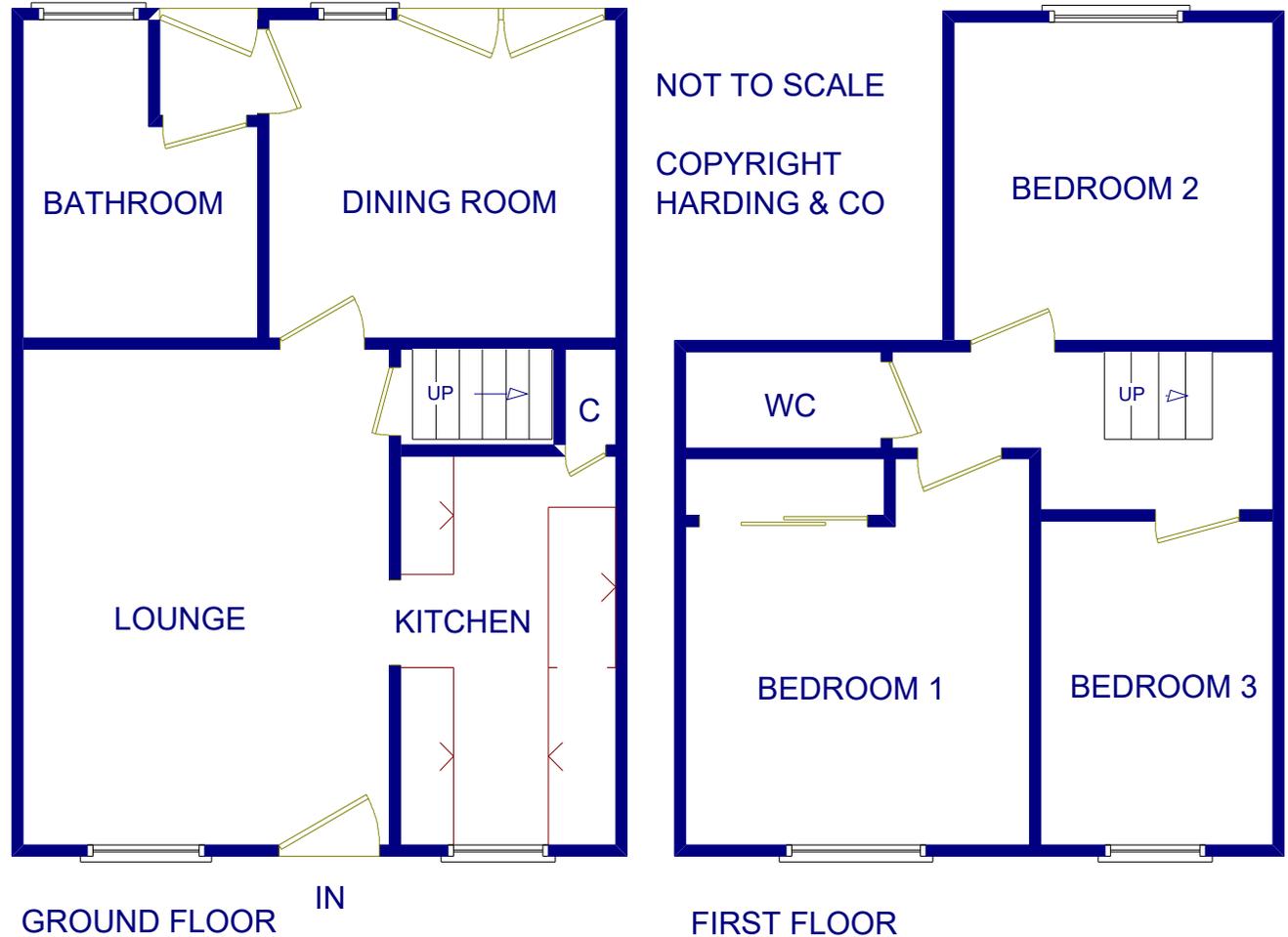
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also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



