



18a Torrington Street Bideford, Devon EX39 4DP

HARDING & CO
ESTATE AGENTS & VALUERS

A spacious 3 storey, 2 bed house in a convenient location, just over the old river bridge, close to the town centre. The house will appeal to an investment buyer as there is currently a tenant paying £510.00 PCM, who would be keen to stay on in the property if possible. The house has been well maintained and has recently had a new bathroom suite fitted and a replacement gas boiler installed. Please note that this property does not have a garden. Parking on road or in a nearby car park.

Price Guide: £119,950



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Entrance Hall

Stairs rising to first floor.

Kitchen/Diner

12' 4" (3.76m) x 11' 0" (3.35m)

Fitted with an extensive range of base and wall units stainless steel sink with mixer tap, recently installed gas boiler for central heating and hot water, inset ceiling spotlights, ceramic tiled floor, radiator, cooker point with extractor canopy above.

First Floor Landing

Bathroom

Comprising recently refitted white suite of panelled bath, pedestal wash hand basin, low flush WC, part tiled walls, Mira shower over bath, radiator.

Sitting Room

15' 2" (4.62m) x 12' 5" (3.78m)

Radiator, cast iron ornate fireplace, with tiled slips and fireplace surround, dado rail, window to the front.

Second Floor

Bedroom 1

15' 9" (4.8m) x 10' 10" (3.3m)

Double airing cupboard with pre-lagged hot water tank, slatted drying shelves, built-in wardrobe cupboard, hatch to loft, radiator.

Bedroom 2

8' 10" (2.69m) x 7' 5" (2.26m) Radiator, built-in double wardrobe cupboard.

Services

Gas fired central heating, some double glazing.

Directions

Proceed along Bideford Quay to the roundabout and take the first left over the old bridge, at the next roundabout take the third exit right into Torrington Street. 18a will be found a little way down on the left hand side, just before the passing bay.

Energy Performance Certificate: TBC

Council Tax Banding: A

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.