



**BRIGHTS**  
ESTATE AGENTS



## 46 HIGH STREET, BIDEFORD. EX39 3AA - GUIDE £159,000

Charming grade II listed two bedroom double fronted cottage within a convenient location not far from the Bideford town centre and the attractive Quay side. No onward chain.



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Situated to the higher end of Bideford's main High Street, conveniently placed for the town centre shops, the historical pannier market, picturesque quayside, Victoria Park and Playing Fields and other local facilities and amenities.

There is restricted on street parking within the High Street plus a large Pay and Display car park close by off Honestone Street (permits & season tickets are available for the car park ranging from £110 per year to £360 per year) that exits onto the High Street.

**SERVICES:** All mains services. Gas fired central heating. Single glazed windows.

**COUNCIL TAX BAND:** A.

**TENURE:** Freehold.

**DIRECTIONS TO FIND:** From Bideford Quay proceed up the main High Street, veering left at the top and just before the Zebra Crossing the property will be seen on the left-hand side. If driving either park in the High Street, in Old Town (opposite the fire station) or in the Honestone Street car park.

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

Steps with wrought iron balustrade leading to the front door:

**LIVING ROOM:** 4.84m x 3.75m Fitted contemporary log burner with slate half and surround. Radiator and fitted carpet.

**KITCHEN:** 3.28m x 2.15m max Working surface incorporating single drainer stainless steel sink unit with tiled splashback, four ring electric hob and extractor over. Cupboards and drawers with matching wall units, space and plumbing for washing machine. Under stairs storage, stairs to the first floor, tiled flooring and Velux window.

**UTILITY AREA:** 2.31m x 1.58m Storage area for the fridge/freezer and access from a single glazed door into the garden.

**STAIRS AND FIRST FLOOR LANDING:** Radiator and fitted carpet. Wall mounted gas fired boiler and hatch to the loft space.

**BEDROOM ONE:** 2.73m x 2.49m Built in sliding door wardrobes, radiator and fitted carpet.

**BEDROOM TWO:** 3.53m x 2.73m Feature cast iron fireplace, radiator and fitted carpet.

**BATHROOM:** Bath with shower mixer taps fitted and tiled splashback. Wash basin and low-level dual flush WC. Laminate flooring and partially tiled walls. Small chrome ladder style radiator.

**OUTSIDE:** Small yard with space for an outdoor bistro set, storage for bikes and bins, including an outside cold water tap. Outdoor storage shed included.



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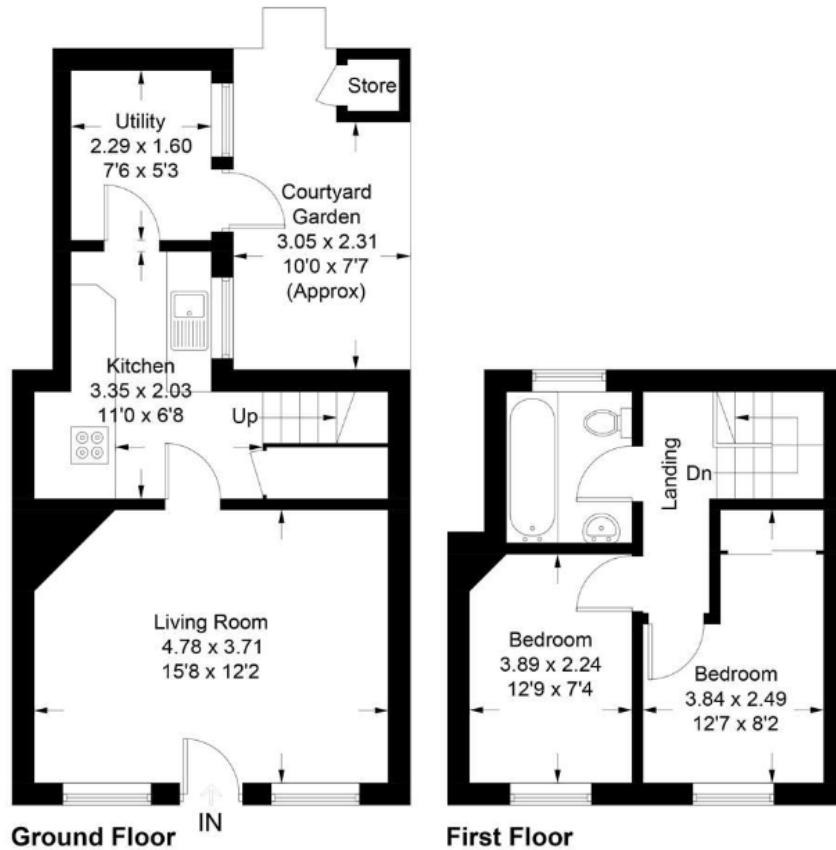
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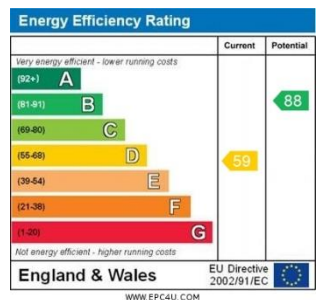


**NOT TO SCALE – FOR IDENTIFICATION ONLY**

**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.



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

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