

for sale



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5 Bank End,
Riverside, Bideford,
North Devon. EX39 2QR



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Photo from The South West Coast Path across the road

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Price Guide
Offers in Excess of
£200,000

A rare opportunity to own a double fronted cottage in need of improvement close to Bideford waterfront. Ideal for those looking to be able walk to town and local amenities. The property is considered ideal for a young couple, retirement, second home or alternatively an ideal investment opportunity for long lets or family holiday use.

- Terraced cottage in need of some updating
- Entrance Hall with staircase off
- Living Room
- Kitchen Diner
- First Floor Bathroom
- 2 First Floor Bedrooms
- PVCU double glazing
- Gas Radiator Central Heating
- Front 23' South Facing garden
- Rear 24' Courtyard
- Level walk to town along the water front
- Within easy walking distance of primary school
- Ideal as a full time residence or second home
- On street parking. Permits may also be available from TDC
- A great DIY opportunity
- No onward going chain



Bank End, is a short terrace tucked away towards the end of Chanters Road, opposite Riverside Court, which in turn fronts The River Torridge and The South West Coast Path. Number 5 Bank End is a south facing, double fronted, mid terraced, cottage style property, set within a short run of individual homes. The property is within a convenient level walk of the town, the park, primary schooling and Morrisons food store. This is considered a rare opportunity in this price range to buy a property in need of some updating and ready to personalise so close to the river in this price range. The property also has undoubted potential to be re configured and possibly extended subject to any necessary planning or building control requirements. Early vacant possession and no onward going chain.



The property is conveniently located with easy access on to the 'South West Coast Path' which connects with Tarka Trail, which in turn connects Torrington with Braunton and a is very popular with walkers and cyclists alike, the Tarka trail provides a good 60 mile round trip for the more ambitious cyclists taking in the picturesque Devon countryside, the Taw Torridge Estuary and of course the upper reaches of the picturesque River Torridge with its many feature bridges and tunnels. The port and market town of Bideford offers a good selection of shops, attractions and amenities including pannier market range of shops, private and state schooling and Atlantic Village outlet shopping centre. The town's park and waterfront are an undoubted attraction to both locals and holiday makers alike.

Not far away are the sandy beaches at Westward Ho! and Instow which is also home to The North Devon Yacht Club. Nearby Golf Courses are available at Westward Ho!, Torrington, Barnstaple and Saunton. The nearby village of Appledore also fronts the estuary and is popular with holiday makers for its picturesque water front, painted cottages, narrow streets and interesting shops.

Barnstaple, North Devon's regional centre is an 11 mile drive away. which offers a wider range of High Street and out of town shopping; it also offers further leisure facilities including Tennis centre and The Queens Theatre, a rail link connects with the main line at Exeter. A361/A39 North Devon Link Road provides easy access to the M5 Motorway.

The accommodation comprises
(all measurements are approximate):-

Front Entrance Door being partially glazed with canopy porch over and leading to

Entrance Hall: with electric meters, staircase off, pine 4 panel doors off to both ground floor rooms

Living Room: 15' 0 x 9' 5 (4.57m x 2.87m) with dual aspect to both front and rear. A south facing room with feature fireplace having inset 'Wood Warm' wood burner inset into stone fireplace set on slate hearth. Radiator, TV and TP points

Kitchen Dining Room: 15' 4 x 9' 2 (4.67m x 2.79m) with dual aspect to both front and rear, again, a south facing room. Selection of wood fronted units comprising built in base and eye level cupboards with matching nest of drawers. Gas cooker point. Stainless steel twin bowl sink and drainer unit with mixer taps, tiled worktops and splash backs, radiator, plumbing and space for washing machine and space for fridge freezer, under stairs cupboards, glazed door to rear yard and 'Worcester' gas fired boiler supplying domestic hot water and central heating with time controls. Under stairs, airing cupboard with hot water tank.

Staircase with return balustrade to

First Floor Landing: with window to rear, linen cupboard, access to loft, pine plank doors off.

Bedroom 1: 15' 9 x 9' 8 (4.80m x 2.95m) south facing with dual aspect front and rear, radiator, TV and TP points

Bedroom 2: 12' 4 x 6' 8 (3.76m x 2.03m) max, again south facing, radiator and built in wardrobe
Agents Note; this bedroom could be enlarged by reducing the size of the bathroom.

Bathroom: 8' 4 x 6' 4 (2.54m x 1.93m) with window to rear, white suite comprising panel bath with tiled splash back, shower over with side screen, pedestal wash basin with low level WC, radiator and extractor.

Outside: To the front of the property is a sunny south facing courtyard garden 23' x 18' (7.01m x 5.48m) max enclosed by stone wall and accessed via a low level gate. Extensive paving with steps and raised beds, steps with hand rail lead up to the front door. Rear Courtyard 24' x 13' (7.32m x 3.96m) max, with high walls being very secure having no rear access, a useful space for securing pets or undertaking DIY or other hobbies, there is also a useful free standing timber shed.

Services: Mains gas, electric, water, drainage, high speed broadband and 4G mobile coverage available in the area.

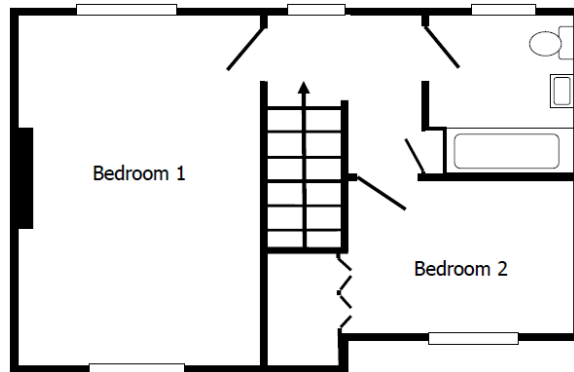
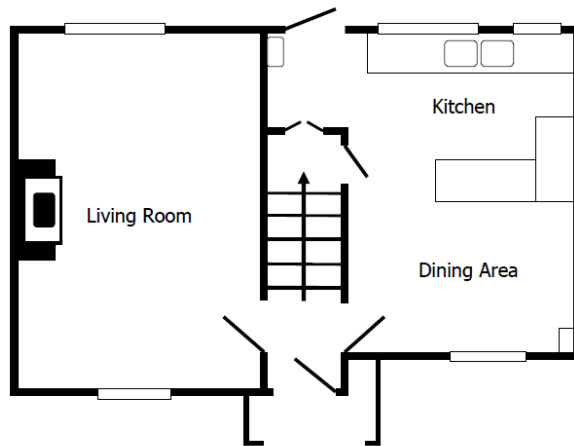
Council Tax: Band 'B'

Energy Performance Rating:
Currently 'TBC' potential 'TBC'

Directions: From Bideford Bideford Quay proceed towards the A39. Proceed through the traffic lights at 'Morrisons', passing the car lot on the left. Take the next right turn in to Chanters Road. Follow the road, passing the primary school on the left. Continue along the road through the traffic calmer, proceed around the left hand bend, then park on the left. Bank End is the row of south facing cottages at 90 degrees to the road on the left, opposite the entrance to Riverside Court. You can approach on foot down the steps beside 'Haselmere' or if you prefer, walk along Riverside Cottages turning left in to Chanters Road (which is a no through road at this point) and then left again under the arch which leads to Bank End Cottages.



Photos of Bank End Terrace



AGENTS NOTE:

The floor plan and location photos are to assist and for guidance only. The plan is not to scale and the layout cannot be relied upon for accuracy.



Photo of Bideford waterfront

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

To arrange a viewing please contact

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