

for sale



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Master Mariners Cottage,

57 Riverside Court, Bideford,  
North Devon. EX39 2RY



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# Master Mariners Cottage,

57 Riverside Court  
Bideford,  
North Devon. EX39 2RY

Price Guide  
Offers in Excess of  
**£250,000**

*A very rare opportunity to own a waterside home with uninterrupted River Views so conveniently located for level access to the town. The property is considered ideal for a young couple, retirement, second home or alternatively an ideal investment opportunity for long lets or holiday use.*

- Riverside Location
- Entrance Hall with staircase off
- Cloakroom
- Living Room with River Views
- Conservatory with River Views
- Re fitted Kitchen
- Re fitted Shower Room
- 2 first floor bedrooms both with River Views

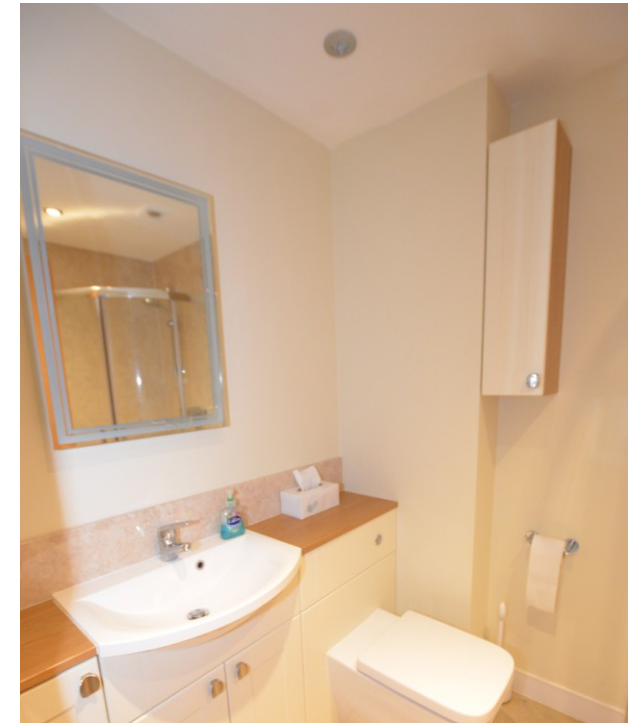
- PVCU double glazing
- Gas Radiator Central Heating (new boiler 2018)
- Courtyard style paved garden with River Views
- Garage and off street parking space
- Level walk to town along the water front
- Within easy walking distance of primary school
- Ideal as a full time residence or second home
- No onward going chain





Riverside Court is a small modern development of 2 and 3 bedroom properties built in the mid 1990's by NHBC registered builders Prowting Homes. The development is situated on the banks of the River Torridge, on the site of the old Bideford Shipyard adjacent to The South West Coast Path and River Torridge. Number 57 is a linked, yet very nearly detached, house occupying a superb riverside location ideal for those looking for a waterside home also within a very convenient level walk of the town, the park, primary schooling and Morrisons food store. This property is considered a very rare opportunity in this price range to own a modern home so close to the water, with the added benefit of parking and a garage as well as a large conservatory. The property also has undoubted potential to be re configured.

The property is conveniently located with direct 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 a 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):-

**Hallway:** with mat well, radiator, smoke detector and dog leg staircase to first floor

**Cloakroom:** with close coupled WC, corner wash basin with tiled splash back, electric consumer unit, window and radiator

**Kitchen:** 9' 3 x 5' 5 (2.82m x 1.65m) re fitted with range of coloured units comprising built base and eye level cupboards, built in electric oven, gas hob with extractor hood above, roll top work surfaces with inset 1 1/2 sink and drainer unit with mono bloc mixer taps, tiled splash backs, radiator, plumbing for washing machine and space for fridge. 'Worcester Bosch' gas fired combination boiler (installed Dec 18 and last serviced Dec 21) supplying domestic hot water and central heating

**Living Room:** 13' 9 x 11' 8 (4.19m x 3.55m) with outlook to the river, 2 x radiators, under stairs cupboard, TV point and French doors opening in to conservatory

**Conservatory:** 10' 10 x 10' 4 (3.30m x 3.15m) with French doors off to courtyard garden and view of the river

**Staircase** with balustrade leading to

**First Floor Landing:** with side window overlooking the river, access to loft space.

**Bedroom 1:** 11' 8 x 8' 0 (3.55m x 2.44m) with corner aspect view of the river and radiator.

**Bedroom 2:** 11' 7 x 7' 9 (3.53m x 2.36m) with corner aspect and view of the river, radiator and wardrobe cupboard,

**Shower Room:** re fitted with white suite comprising corner shower, built in vanity wash basin with cupboards below and mirror above, built in WC with concealed cistern, ladder towel radiator, ceiling down lights and extractor.

**Outside:**

To the front of the property is a canopy porch over the front door shared with the neighbouring property opposite. There is a useful outside tap by the front door.

**Garage:** 16' 5 x 7' 10 (5.48m x 2.49m) (located within the coach house style property opposite and the middle one of three) with up and over door and off road parking for one vehicle in front.

**Courtyard style Garden:** the garden area is brick paved and level, being enclosed by fencing with rear gate and enjoying an outlook over the river and having direct access to the 'South West Coastal Footpath'.

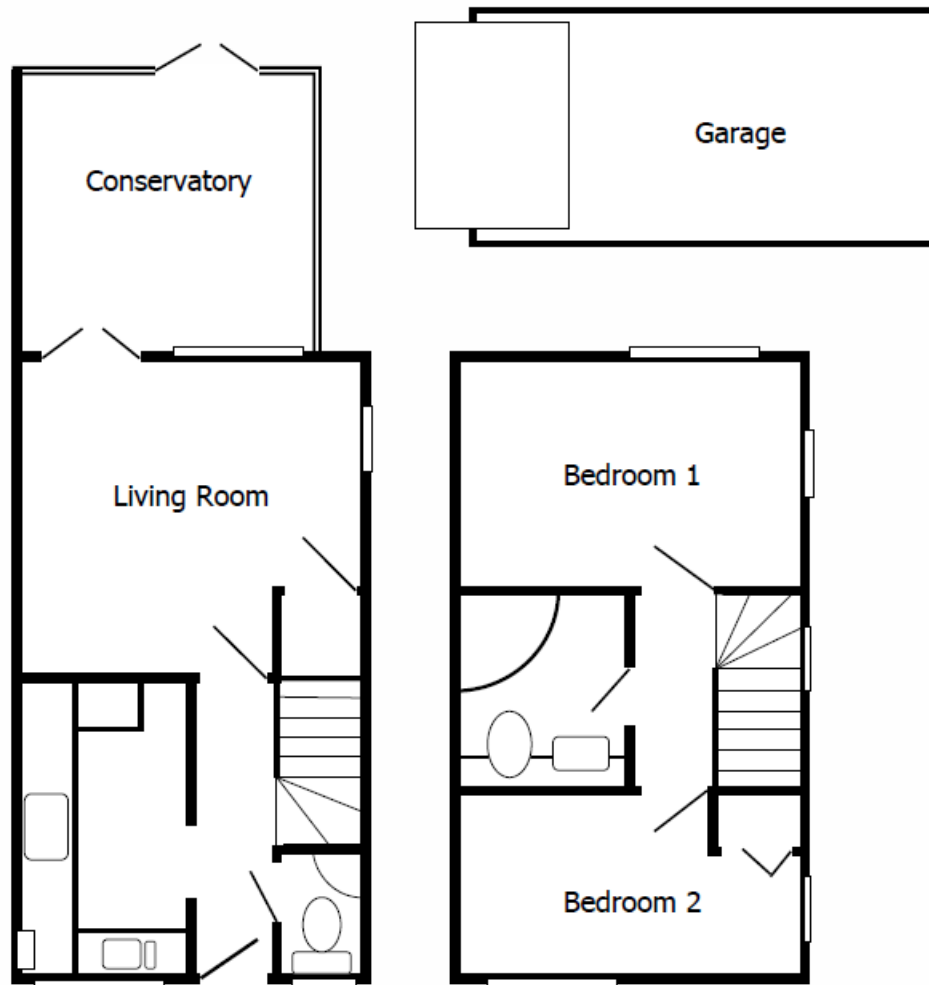
**Council Tax:** Band 'B'

**Services:** Mains gas, electric, water, drainage and 4G mobile coverage.

**Energy Performance Rating:**

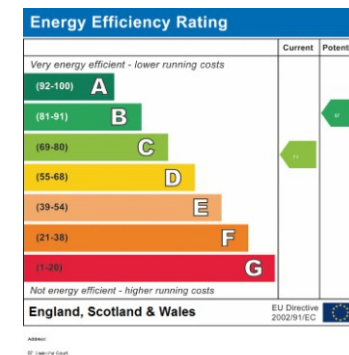
Currently 'C' potential for upgrade to 'B'

**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 bend, take the next right in to Riverside Court. Number 57 is in the far corner beside the river and at the head of the cul de sac.



#### AGENTS NOTE:

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



To arrange a viewing please contact

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