



**41 TORRINGTON STREET, BIDEFORD, EX39 4DP**

**£199,950**

A charming 2 bedroom waterside cottage enjoying excellent river views whilst being conveniently situated within level walking distance of the town centre. Offered with no onward chain, the property benefits from gas central heating & double glazed windows together with a good size west facing garden.



Backing onto the River Torridge, taking full advantage of the waterside views, this charming 2 bedroom cottage is moments from the hugely popular Number Eight restaurant, local pub and the Tarka Trail, popular with walkers and cyclists alike. The town centre is within level walking distance, providing great convenience with access to a variety of amenities.

The accommodation includes a good sized kitchen offering a good range of cupboards & drawers adjoining roll edged work surfaces with built-in electric oven & 4 ring hob with extractor over together with space for a fridge/freezer and plumbing for a washing machine.

The main living area is located to the rear of the property, with ample space for both dining and lounge furniture and direct access to the garden which is arranged over 3 gentle tiers.

To the first floor are 2 bedrooms, the main overlooking the rear garden and taking in the superb river view, together with a well appointed shower room.

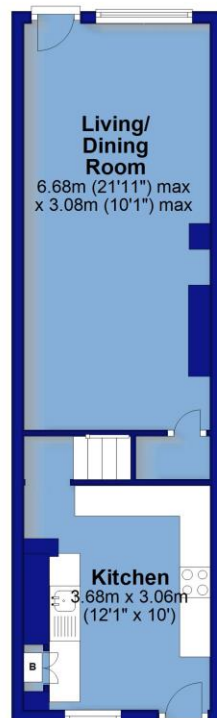
The good sized garden faces west, perfect for enjoying the afternoon & evening sun and has been the subject of recent expenditure including new boundary fence and sleeper border together with glass & chrome balustrade rear boundary.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (57)  
**Council Tax:** BAND A (£1,598.57 per annum)



### Ground Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



### First Floor

Approx. 25.1 sq. metres (270.0 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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