



16 THE STRAND, BIDEFORD, EX39 2ND

GUIDE PRICE £375,000

A stunning Grade II listed 3/4 bedroom terraced house offering sympathetically refurbished accommodation with an abundance of character and great flexibility whilst being conveniently situated within walking distance of the town centre.

16 The Strand is a beautiful period home, stylishly yet sympathetically renovated by the current owner. The property offers a wealth of character, most notably the wonderful vaulted ceiling on the second floor.

Currently arranged to provide 2 bedroom accommodation, the property is extremely versatile and could provide up to 4 bedrooms if required - the second floor is ideal either as a master suite with dressing room in a 3 bedroom format, or potentially 2 bedrooms with the addition of a partition wall, where 4 bedrooms are required.

No16 is entered directly into a generous living/dining room with feature fireplace and deep recessed windows. An opening connects seamlessly into the kitchen/breakfast room, comprising a collection of oak cupboards & drawers with granite work surfaces together with centre island and feature fireplace.

A useful utility and WC complete the ground floor, with access to a south facing courtyard.

An oak staircase rises to the first floor bedrooms and family bathroom. Bedroom 1 is particularly generous in size - also affording ample space to divide into 2 rooms.

This stunning home should be viewed to fully appreciate its quality & versatility.

Services: All mains services are connected
Energy Performance Certificate: D (66)
Council Tax: BAND B (£1865.00 per annum)



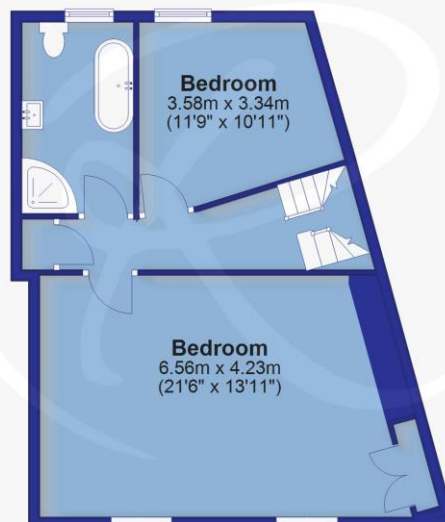
Ground Floor

Approx. 57.7 sq. metres (621.4 sq. feet)



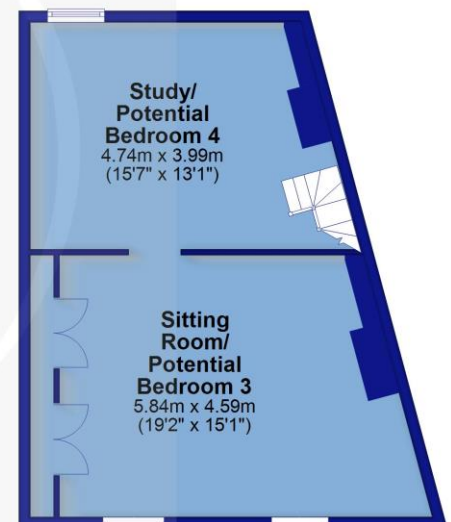
First Floor

Approx. 52.4 sq. metres (563.7 sq. feet)



Second Floor

Approx. 51.3 sq. metres (551.9 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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