



## 13 New Row, Bideford, EX39 2NJ

Asking Price £195,000

- Close To Town
- Additional Conservatory
- Cosy Lounge with Air Conditioning
- Two Double Bedrooms
- Council Tax Band A
- Delightful Rear Garden
- Modern Bathroom Suite
- Ideal First Time Buy
- Well-equipped Kitchen

## 13 New Row, Bideford EX39 2NJ

This charming character cottage is tucked away along a quiet pedestrian pathway, just a short stroll from the heart of Bideford. One of its standout features is the surprisingly spacious, private enclosed garden, creating a peaceful oasis in this popular residential location. Full of character and charm throughout, the cottage offers a welcoming open-plan lounge/dining room, a well-proportioned kitchen, and two comfortable bedrooms. Beautifully presented and brimming with appeal, this delightful home must be viewed to be fully appreciated. It would make an ideal first-time purchase, holiday retreat, or buy-to-let investment.



Council Tax Band: A



## Ground Floor

### Lounge/Diner

18'6" x 11'10"

This character filled room welcomes you into the home. This open plan space has exposed beams and a feature fireplace.

### Kitchen

11'7" x 8'11"

The kitchen is equipped with a range of matching hand and eye level units housing a sink with drainer, built in electric oven with extractor over and additional room for a washing machine and tumble dryer. The room also benefits from a large window overlooking the rear garden.

### Bathroom

6'11" x 5'7"

A modern three piece suite, comprising a walk in shower cubicle, low level WC and hand wash basin with vanity unit below.

## First Floor

### Bedroom One

10'11" x 10'5"

A good sized double bedroom found at the front of the property, benefitting from handy built in wardrobes for additional storage.

### Bedroom Two

9'0" x 7'10"

A further good sized room with views over the garden.

### Outside

The home boasts a delightful and secluded rear garden area, complete with a paved patio space surrounded by well-established shrubbery. The garden features neatly arranged gravel pathways and a convenient supplementary storage shed. A real oasis, within easy reach of the town centre.

### Conservatory

9'9" x 7'2"

Nestled within the rear garden detached from the home, the conservatory is an unique addition to the home. This versatile space would be ideal as a garden office, and is currently enjoyed as a social garden room. With french doors leading into the garden, it is perfect for soaking up the sunlight.

### Services

All mains connected, gas central heating.



## Directions

From our office on the Quay proceed along the Quay and take the left hand turning up the high street. Follow this to the top and at the top take a right. Follow this road down the hill passing the turn to Higher Gunstone on your right and Myrtle Gardens on your left. Just after Myrtle Gardens you will see a discreet pedestrian route on your right, which is New Row. Number 13 is the last cottage on your left-hand side.



## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

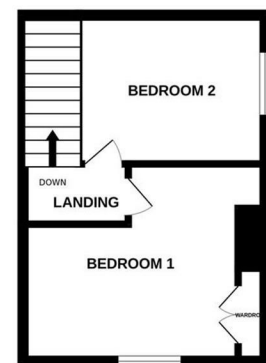
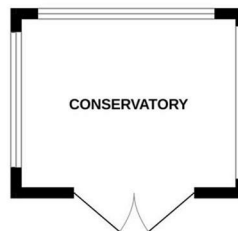
## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 88        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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