



68 Meddon Street, Bideford, EX39 2EW

Price Guide £249,950

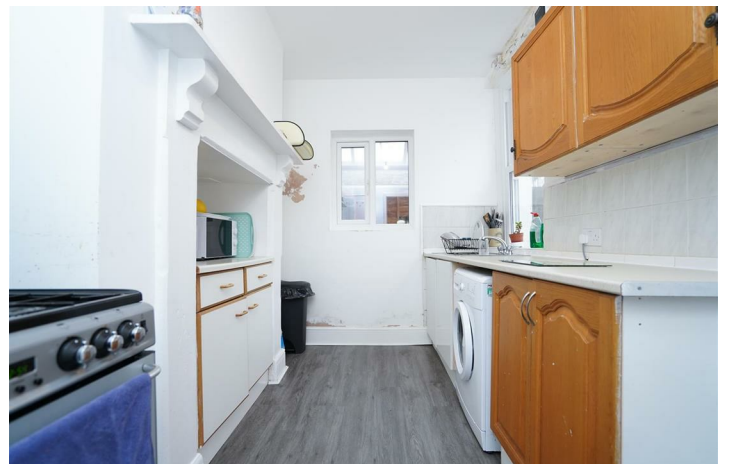
- No Chain
- Off Road Parking
- Rear Courtyard Area
- Convenient Town Location
- Spacious Accommodation
- Must See

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Morris and Bott are delighted to offer this well positioned 3-bedroom property set over three storeys, offering spacious accommodation throughout and occupying a desirable spot just a short stroll from the picturesque town of Bideford. Benefiting from the rare addition of two off road parking spaces in this location. This property has been competitively priced to reflect the updating/modernisation work which a potential purchaser will likely be looking to carry out. No onward chain, early viewing advised.



Council Tax Band: A



Porch

3'8" x 5'1"

Ample room to store coats and shoes.

Entrance hall

3'1" x 11'9"

Welcomes you into the property.

Lounge

11'9" x 9'10"

A cosy lounge with feature fireplace. Boasting a large bay window flooding the room with natural light.

Dining Room

14'7" x 9'10"

A generously sized room boasting a feature fireplace, offering access into the kitchen.

Kitchen

12'2" x 7'4"

Fitted with hand and eye level units, comprising a sink and drainer unit. Integrated appliances include a built-in oven and inset gas hob with extractor hood over.

Garden Room

9'8" x 7'4"

A spacious room ideal for entertaining or extra storage.

First Floor

Bedroom Two

12'9" x 11'10"

A generously sized double bedroom benefitting from two large windows flooding the room with natural light.

Bedroom Three

14'2" x 7'1"

A further spacious room ideal as a single bedroom or home office.

Bathroom

9'3" x 7'6"

Comprising a bath with shower over and wash hand basin.

WC

4'4" x 3'0"

Comprising a low level WC.

Second Floor

Bedroom One

18'5" x 13'7"

A large double room set within the eaves of the property with handy eaves storage.

Outside

The property benefits from a courtyard area, with further garden area that is currently utilised for two off parking spaces.

Services

All mains connected. Gas fired central heating.

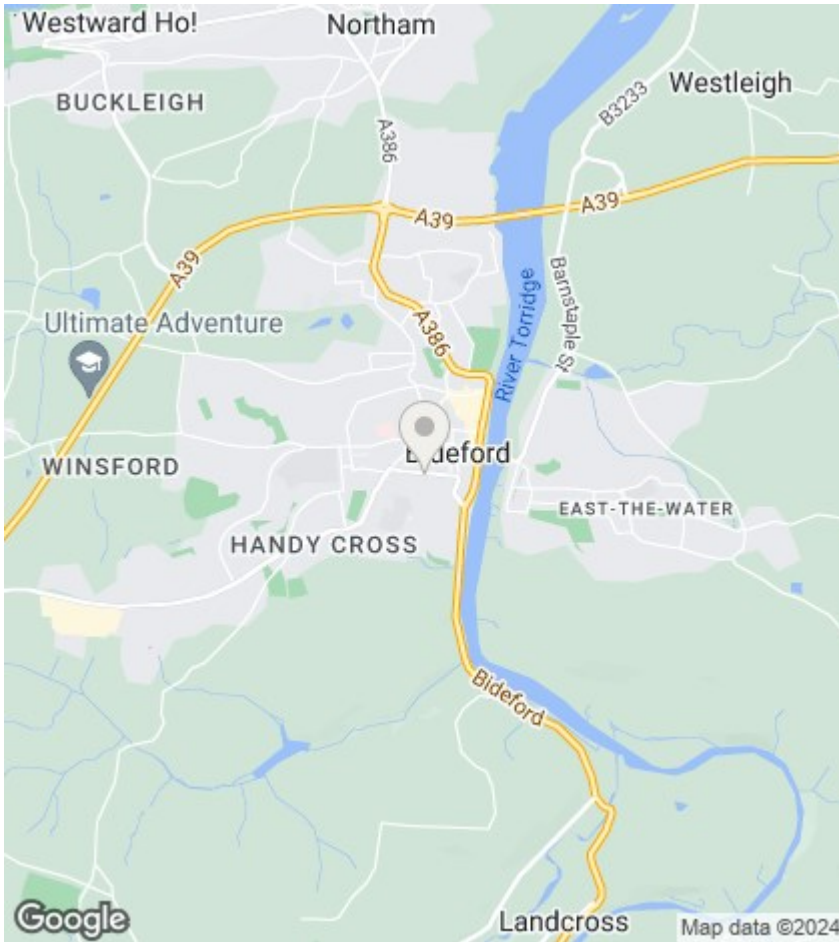
Agents Notes

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

Income Potential

We would suggest that within the current market, a rent of approximately £875.00 pcm should be achievable. If you have any questions regarding this then please feel free to contact the Lettings Team on 01237 459 998 where they would be delighted to deal with your enquiry.





Directions

From our office on Bideford Quay continue along the quay towards Torrington, passing the Police Station on your right. At the roundabout take the second exit onto Meddon Street. Continue up Meddon Street passing the Bakery on your left and number 68 is up on the right hand side just past.

Viewings

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

