



## 25 Milton Place, Bideford, EX39 3BN

Asking Price £215,000

- Stylishly Presented Home
- Within Easy Reach of Town and Schools
- 2 Reception Rooms
- Well Equipped Kitchen/Breakfast Room
- Popular Residential Location
- Delightful South Facing Garden
- Enclosed Rear Garden
- Must See!

# 25 Milton Place, Bideford EX39 3BN

This stylishly presented mid-terrace family home sits within a short stroll of the town centre of Bideford. Benefiting from generously proportioned rooms and oozing with charm and original features. The ground floor briefly comprises of a cosy lounge to the front, followed by the dining room and stylish kitchen/breakfast room to the rear. The first floor hosts a 4 piece bathroom suite and two double bedrooms. This property is ideal for those seeking their first home, a property to downsize or a sound buy to let investment.



Council Tax Band: A



## Ground Floor

### Living Room

10'11" x 9'5"

A cosy living room at the front of the home, creating a perfect spot to unwind at the end of the day.

### Dining Room/Additional Reception

12'7" x 10'2"

Offering a versatile space which would suit a dining room for a family home.

### Kitchen/Breakfast Room

14'0" x 11'10"

The Kitchen is well fitted with a range of stylish hand and eye level units, which also boasts well equipped appliances including a double oven, built in microwave, gas hob with extractor over and dishwasher. The kitchen seamlessly connects into the breakfast room which also provides access into the garden.

## First Floor

### Bedroom 1

12'2" x 11'1"

A good sized double bedroom with handy built in wardrobes.

### Bedroom 2

10'11" x 10'0"

A further good sized double bedroom with built cupboard for storage.

### Bathroom

11'2" x 6'5"

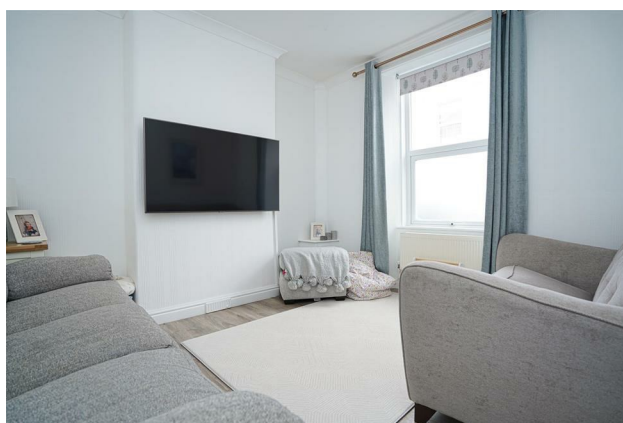
A modern four piece suite which comprises of a bath with mixer taps and handheld attachment, corner shower with rainfall shower head and handheld attachment, low level WC, wash hand basin with vanity unit and a heated towel rail.

### Outside

Well planned garden which has been immediately laid with decking creating a social space to enjoy, with a step up onto the lawned area of the garden, followed by a hard standing area housing a garden shed.

### Services

The property is served by all mains services. Gas fired central heating.





## Directions

From our office on Bideford Quay, proceed to the top of the High Street and turn left into Old Town. Stay on this road passing the fire station on the left. Take the next turning on the right into Milton Place.

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

