



8 CLIFTON STREET, BIDEFORD, EX39 4ET

GUIDE PRICE £220,000

A spacious 3 bedroom terraced house offering well maintained accommodation including an open plan & bay fronted lounge/dining room and kitchen/breakfast room together with good sized south facing rear garden, useful workshop and on road parking.

8 Clifton Street is a deceptively spacious family home which offers well proportioned accommodation and benefits from gas fired central heating & uPVC double glazing throughout.

The property has been lovingly maintained having been in the same ownership for several years and on the ground floor offers a spacious, open plan bay fronted lounge/dining room together with a kitchen breakfast room which overlooks the rear and provides a selection of modern cupboards & drawers with built-in fridge/freezer, electric oven & hob.

The bathroom is well functioning, comprising both panelled bath and a separate shower enclosure.

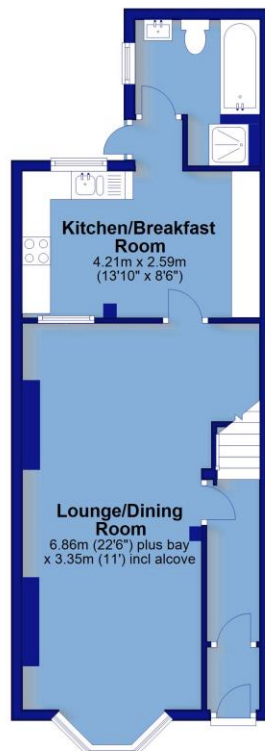
From the first floor landing, doors lead off to each of the comfortable 3 bedrooms whilst there is access to the loft, which provides scope for conversion if desired – many homes in the street have done so.

Externally, to the rear is a good sized, fully enclosed garden enjoying a south facing aspect. A manicured lawn with central path leads to a patio area which looks out toward nearby countryside whilst a useful workshop, with power connected, adjoins the rear of the house.

Services: All mains services are connected
Energy Performance Certificate: D (59)
Council Tax: BAND B (£1,865.00 per annum)



Ground Floor
Approx. 46.4 sq. metres (498.9 sq. feet)



First Floor
Approx. 35.6 sq. metres (383.5 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

rightmove

