

Regency

ESTATE AGENTS



56 OLD TOWN, BIDEFORD, EX39 3BH

GUIDE: £295,000

A substantial semi detached residence offering apartment style living including 4 bedrooms with master en-suite, large living/ dining room, kitchen & 2 further bathrooms together with an expansive loft space with huge potential for conversion together with large garage & workshop providing ample parking.

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This individual & substantial 4 bedroom residence offers a combined 3000sqft of accommodation, garaging and workshop space together with a large loft which offers huge potential for conversion to provide further accommodation.

From the ground floor entrance lobby, stairs rise to the first floor with doors leading off to the main living areas and each of the bedrooms.

A feature floor to ceiling window makes for a stunning focal point in the living room which also benefits from a vaulted ceiling and offers ample seating and dining space whilst French doors connect through to the kitchen.

In addition are 4 good sized bedrooms, one benefiting from a well appointed en-suite whilst there is a further bathroom & shower room, comfortably serving the remaining rooms.

An area of intrigue is the spacious loft which could be transformed to give additional living area, bedrooms or studio space for those with a creative side. Visions of creating a loft style duplex apartment? This could well be the property providing that opportunity to create something quite unique.

Services: All mains services are connected
Energy Performance Certificate: C (76)
Council Tax: BAND B (£1,865.00 per annum)



Ground Floor

Approx. 141.0 sq. metres (1517.9 sq. feet)



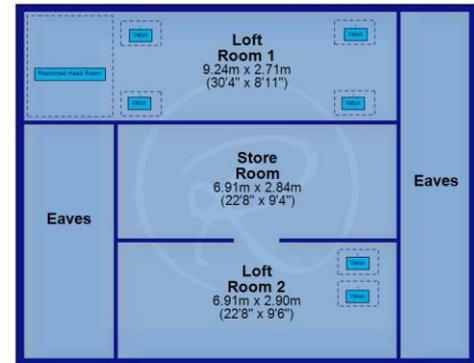
First Floor

Approx. 140.9 sq. metres (1517.0 sq. feet)



Second Floor

Approx. 95.6 sq. metres (1028.7 sq. feet)



Total area: approx. 377.5 sq. metres (4063.6 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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