

Regency

ESTATE AGENTS



4 RAILWAY TERRACE, BIDEFORD, EX39 4BB

£215,000

A 3 bedroom terraced cottage situated within a stones thrown of the Tarka Trail and walking distance to the town centre, offering deceptively spacious accommodation including 25' lounge/dining room, conservatory & modern kitchen & together with good sized garden and useful shed/workshop.

Situated a few moments from the Tarka Trail, 4 Railway Terrace will be found in good order throughout offering deceptively spacious accommodation with the benefit of uPVC double glazing & gas central heating.

The ground floor comprises a modern kitchen and large, dual aspect lounge/diner with an open fireplace together with the addition of a uPVC double glazed conservatory.

An open staircase rises to the first floor landing, leading off to the 3 bedrooms - two generous doubles & a single, with pleasant views towards the town & river enjoyed from Bedroom 1 at the rear.

The family bathroom is well appointed, with extensively tiled walls and a modern white suite including bath with shower over.

To the rear is a gently sloping lawned garden with established boundaries and a selection of small trees & bushes plus a patio area ideal for summer BBQ's. There is also a useful block built shed/workshop with power & light connected.

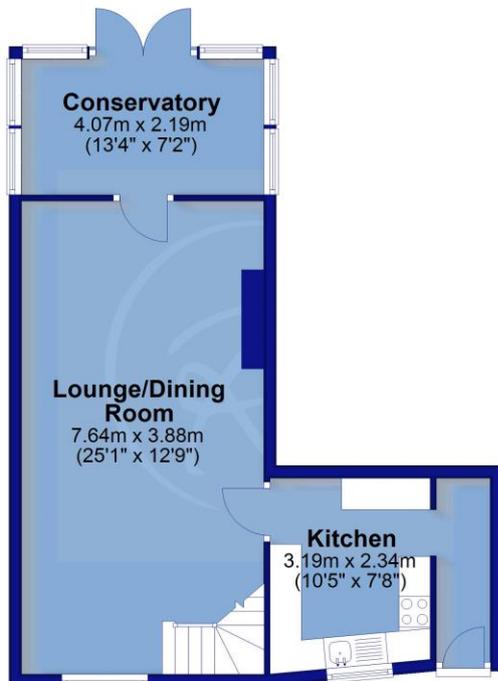
The neighbouring streets provide on road parking options, on a first come first served basis.

Services: All mains services are connected
Energy Performance Certificate: D (58)
Council Tax: BAND A (£1,598.57 per annum)



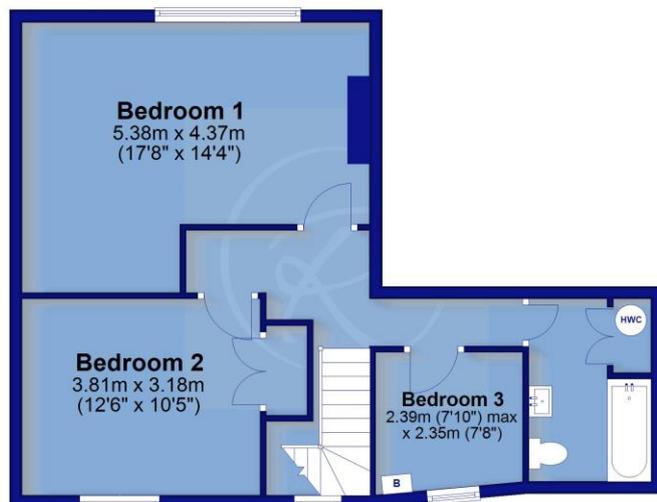
Ground Floor

Approx. 49.6 sq. metres (533.9 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.1 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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