

# Regency

ESTATE AGENTS



**18 ROCKMOUNT TERRACE, BIDEFORD, EX39 3HX**

**£185,000**

Conveniently situated within walking distance of the town centre & local schools, a 2 bedroom terraced house offering spacious accommodation including 2 reception rooms & modern kitchen whilst benefiting from gas central heating & uPVC double glazing and enclosed rear garden.

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Offering deceptively spacious accommodation with the benefit of gas fired central heating & uPVC double glazing, 18 Rockmount Terrace will be found situated on the perimeter of the town centre and presents an excellent opportunity for first time buyers & investors.

The first floor accommodation flows well between two comfortable reception rooms together with a well appointed kitchen featuring a range of modern cupboards & drawers and built-in oven & hob. In addition is a sunroom to the rear and a useful laundry/utility room, accessed via the garden.

Stairs rise to the first floor landing and off to the two double bedrooms and spacious bathroom, comprising a 4 piece suite with separate bath & shower enclosure.

To the rear of the property is an enclosed courtyard style garden which enjoys a pleasant west facing aspect and offers timber decked seating & bbq areas together with useful storage shed.

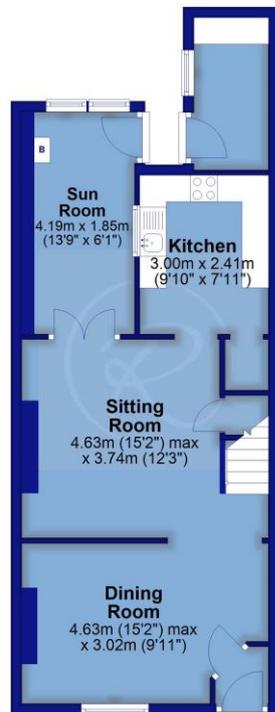
Parking options are nearby with permits available at the Honestone Street car park in addition to on road parking in neighbouring streets.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (61)  
**Council Tax:** BAND A (£1,598.57 per annum)



### Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.5 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.