

Regency

ESTATE AGENTS



21 MILTON PLACE, BIDEFORD, EX39 3BN

O.I.R.O £200,000

A deceptively spacious 2 bedroom terraced house benefiting from gas fired central heating & uPVC double glazing with sitting/dining room, modern kitchen & stylish shower room together with low maintenance enclosed rear garden, enjoying a south facing aspect.

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Milton Place will be found tucked away towards the end of a quiet no through road, yet within walking distance of nearby amenities, local schools whilst being within a reasonable journey on foot into Bideford town centre.

No21 offers deceptively spacious & well proportioned accommodation with the benefit of gas fired central heating & uPVC double glazing alongside an enclosed, low maintenance south facing garden.

Via the entrance hall, the good sized dual function reception area provides comfortable living & dining space, each with feature fireplace. Moving into the kitchen, the original space has been extended and is currently going through an upgrade to include a full range of modern cupboards, drawers & work surfaces together with built-in double oven/grill and induction hob.

Stairs rise to the first floor landing with bedroom 1 to the front and bedroom 2 towards the rear, each served by a well appointed modern shower room including large walk-in enclosure and his & her basins.

The aforementioned rear garden is of a decent size with both patio and timber decked seating areas taking full advantage of the south facing aspect.

Parking is available to the front of the property, on a first come, first served basis.

Services: All mains services are connected

Energy Performance Certificate: C (69)

Council Tax: BAND A (£1,598.57 per annum)



Ground Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.5 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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