



93 PYNES LANE, BIDEFORD, EX39 3EE

£175,000

Offering deceptively spacious accommodation, a 3 bedroom terraced house requiring some general modernisation yet benefiting from uPVC double glazing & gas central heating together with enclosed rear garden and on road parking to the front. No Onward Chain

93 Pynes Lane will be found offering deceptively spacious accommodation with the benefit of uPVC double glazing & gas fired central heating throughout.

The property is generally in good condition although some standard cosmetic updating is required.

Arranged over the ground floor is a functional fitted kitchen, good sized lounge/diner overlooking the garden together with rear porch/utility and cloakroom WC.

Stairs lead to the first floor landing and off to each of the 3 bedrooms, each of a good size with 2 being doubles. The bathroom comprises a white suite together with electric shower over the bath.

Externally are gardens to the front & rear; there is lawn frontage together with a useful outside store cupboard whilst the rear garden is arranged over two levels with ease of maintenance in mind, laid out as two paved seating areas whilst there is also useful rear gated access.

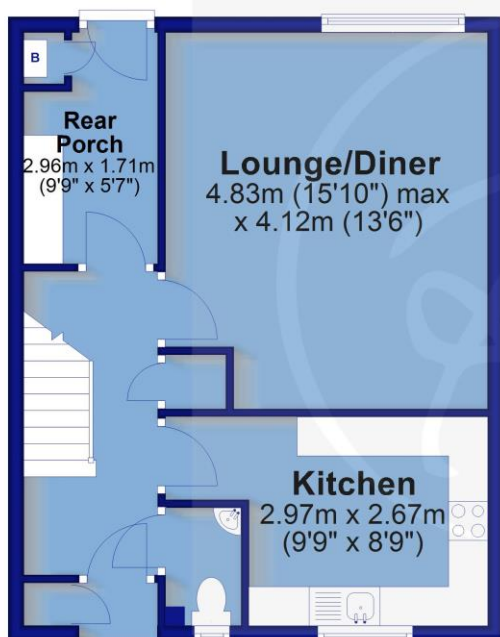
Parking is available on the road to the front of the house, with a series of bays available on a first come, first served basis.

Services: All mains services are connected
Energy Performance Certificate: C (71)
Council Tax: BAND A (£1,683.35 per annum)



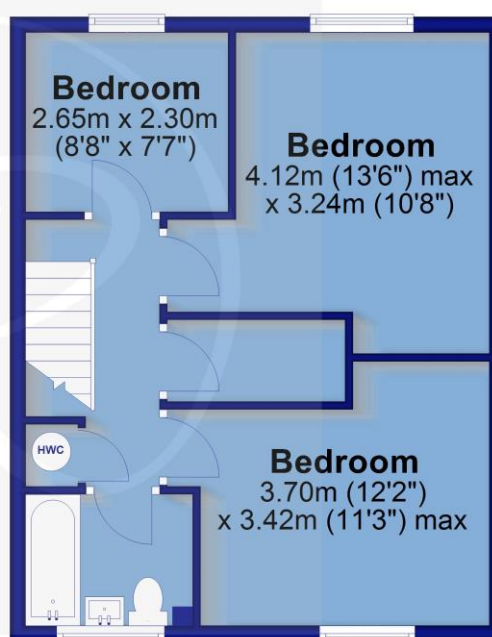
Ground Floor

Approx. 43.8 sq. metres (471.7 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.0 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.