



**2 GRENVILLE TERRACE, BIDEFORD, EX39 4BE**      **O.I.R.O £165,000**

A charming 2 bedroom period terraced house, neutrally decorated throughout and benefiting from uPVC double glazing & gas fired central heating. The property features two spacious reception rooms, fitted kitchen and a modern bathroom together with enclosed rear courtyard garden & front patio.



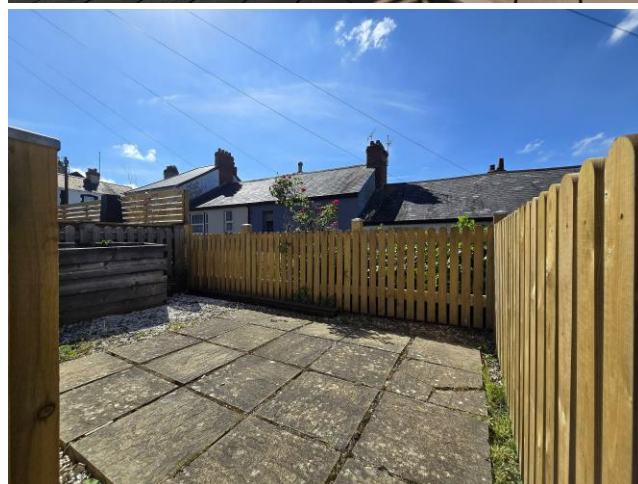
Neutrally presented and offering well proportioned accommodation, No. 2 is ideally suited for first time buyers or buy to let investors. The property benefits from gas central heating and uPVC double glazing throughout.

On the ground floor, there are two generously sized reception rooms: a sitting room featuring a bay window and open fireplace, and a separate dining room. The kitchen, accessed from the dining area, is fitted with a selection of modern cupboards and provides space for appliances. A rear lobby leads to the enclosed courtyard garden.

Upstairs, the first floor comprises two double bedrooms and a modern bathroom fitted with a white suite, including an electric Mira shower over the bath and a chrome heated towel rail.

Externally, there is a small enclosed front garden laid to patio, whilst the rear boasts a level, low maintenance courtyard garden laid to composite decking - ideal for seating and offering space for a storage shed if desired.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (69)  
**Council Tax:** BAND A (£1,683.50 per annum)



### Ground Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



### First Floor

Approx. 31.5 sq. metres (339.0 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.