



5 HYFIELD PLACE, BIDEORD, EX39 2DW

£165,000

A 2 bedroom terraced house situated in Bideford Town Centre just a short walk from all local amenities, with a spacious lounge/dining room and modern shower room. The property benefits from gas central heating, with a new boiler fitted early 2023 & uPVC double glazing. No Onward Going Chain

Located just a short walk from Bidefords historic Pannier Market, this 2 bedroom terraced house offers deceptively spacious accommodation benefitting from gas central heating and uPVC double glazed windows throughout.

On entering the property you are welcomed by an open plan lounge/dining room with original feature fireplace, leading directly through to the traditional galley-style kitchen with an array of modern wall & base level units and spaces for appliances.

Accessed from the kitchen is the modern shower room, having recently been modernised comprising a corner enclosure with 'Mira' electric shower, pedestal wash basin, WC & heated towel rail.

Stairs rise to the first floor providing access to the 2 bedrooms overlooking the front & rear of the property respectively.

The property also has the distinct benefit of a new Worcester gas boiler installed in early 2023.

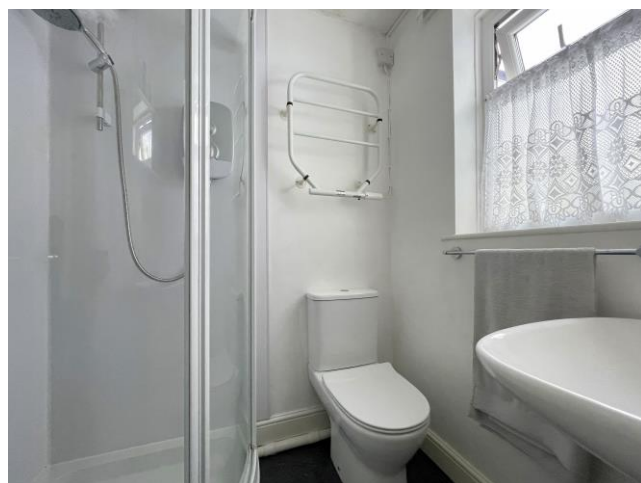
To the rear of the property a small enclosed courtyard accessed directly from the kitchen.

Hyfield Place is a no through road although vehicular access is available via Meddon Street. Parking is available on this road on a first come first serve basis whilst further parking can be found in the Honestone Street car park, where annual season tickets are available.

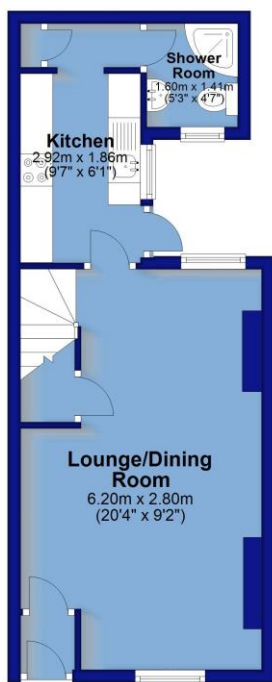
Services: All mains services are connected

Energy Performance Certificate: D (66)

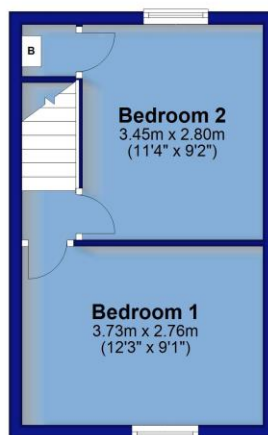
Council Tax: 'BAND A' (£1,683.35 per annum)



Ground Floor
Approx. 32.6 sq. metres (350.7 sq. feet)



First Floor
Approx. 23.5 sq. metres (252.6 sq. feet)



Total area: approx. 56.0 sq. metres (603.2 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.