

# Regency

ESTATE AGENTS



## 4 SOUTHOLME TERRACE, BIDEFORD, EX39 4AH    GUIDE £265,000

A spacious 3 bedroom 1930's terraced house requiring modernisation yet offering huge potential to extend & refurbish to individual tastes. The property benefits from uPVC double glazing and includes 2 good sized reception rooms together with enclosed rear garden, large garage and parking for 2 vehicles.

Southolme Terrace comprises just 4 houses situated along the enviable location of Old Barnstaple Road, within walking distance of Bideford & the town centre amenities.

Although now in need of modernisation, No4 offers spacious accommodation with great potential for those seeking an opportunity to create their bespoke home.

The ground floor comprises 2 good sized reception rooms accessed from the entrance hall; the lounge overlooks the front garden with bay window & open fireplace whilst the dining room overlooks the rear garden and adjoins the kitchen, presenting scope to knock through to create an open plan kitchen/diner.

Stairs rise to the first floor with doors from the landing leading off to 2 double bedrooms and a 3<sup>rd</sup> single room. Bedroom 1 with it's bay window, enjoys a side outlook towards the river and town centre.

The bathroom comprises a standard suite whilst a hatch provides access to the loft via foldaway ladder, offering further potential to be converted if desired\* with a neighbouring property having already done so.

\*Subject to the necessary building regulations.

Externally the property has off road parking for two vehicles to the front together with a small, enclosed garden. The rear garden is arranged over 2 tiers with hardstanding, a small lawn and patio together with green house & timber shed.

Rear gated access leads to the oversized garage (17' x 15'3 (5.18m x 4.95m) with power connected and single & double wooden doors.

**Services:** All mains services are connected

**Energy Performance Certificate:** G (12)

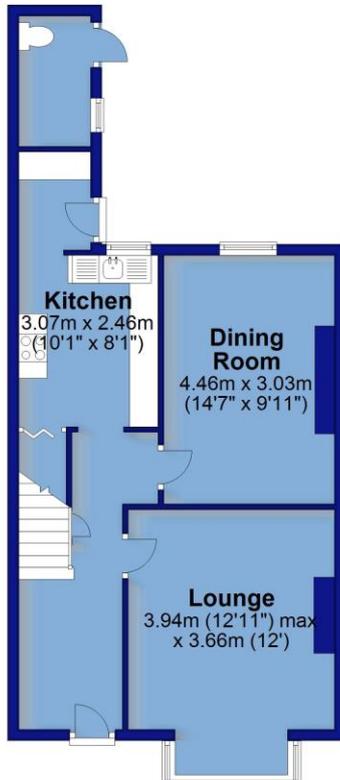
**Council Tax:** BAND C (£1,873.82 per annum)

**NO ONWARD GOING CHAIN**



### Ground Floor

Approx. 53.7 sq. metres (578.4 sq. feet)



### First Floor

Approx. 48.3 sq. metres (519.8 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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