



**10 Pannier Mews**  
Bideford | EX39 2DT

**JAMES FLETCHER**  
POWERED BY **exp** UK



## 10 Pannier Mews

Conveniently located within a quiet position close to the centre of town, this cosy home offers the perfect package just a short walk from Bideford Quay. Immaculately presented throughout, the property boasts well-planned accommodation, off-road parking and a tranquil rear garden. Well-maintained and easy to run, this attractive residence is perfect for those seeking their first home, a property to downsize or a sound buy to let investment within this charming Mews style development.

Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



## STEP INSIDE

This attractive home opens to an inviting hallway with engineered oak wood floor flowing seamlessly throughout the ground floor. The kitchen is open to the entrance hall and has been recently-fitted with Minerva work surfaces with drawers and cupboards below and matching wall units over, a built-in oven and hob with extractor over, space for a large fridge/freezer, space and plumbing for a dishwasher and underlighting. The ground floor continues to the spacious lounge/diner at the rear of the home, with stairs to the first floor and a door opening onto the garden, creating the perfect transition from inside to outside living.

In addition, there is a useful utility cupboard with space and plumbing for a washing machine and tumble dryer stacked above, along with a convenient cloakroom with a low-level W.C and wash basin.

Stairs rise to the first floor landing which leads to two bedrooms, the family bathroom and a useful storage cupboard. The main bedroom is a good-sized double, found at the front of the home and with built-in mirrored wardrobes, whilst the second bedroom, found at the rear, is a large single with a useful cupboard housing the gas boiler, that could also be utilised as a home office. The family bathroom is stylishly-fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and chrome heated towel rail.

## OUTSIDE & PARKING

The property is approached at the front by a dedicated, brick-paved off-road parking space and a useful store, whilst to the rear is a tranquil garden with recently laid composite decking, space for a garden shed and steps up to a level lawn with attractive flower beds and borders.

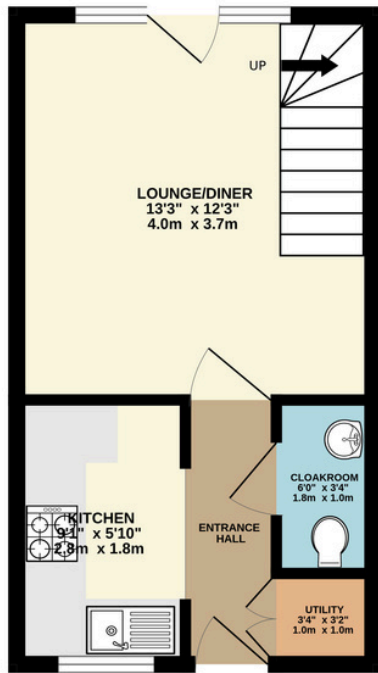
## VIEWINGS

By appointment only with the sole selling agent.

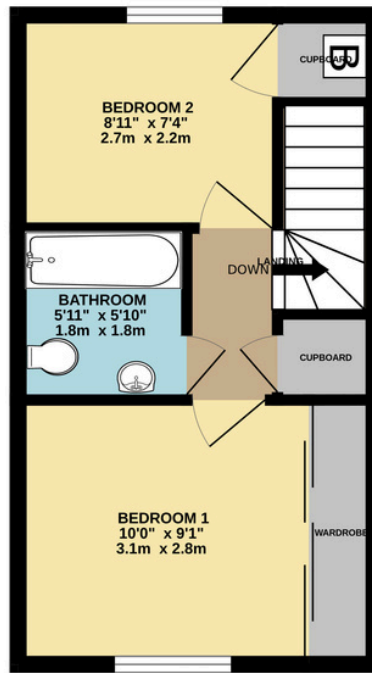




GROUND FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR  
275 sq.ft. (25.5 sq.m.) approx.



PANNIER MEWS, BIDEFORD

TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

- **Services:** All mains connected. Gas-fired central heating..
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band A
- **Local Authority:** Torrridge District Council
- **Sellers Position:** Motivated - the sellers have found their next home

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

JAMES FLETCHER

POWERED BY  
**exp** UK

07540 256 245

james.fletcher@exp.uk.com

