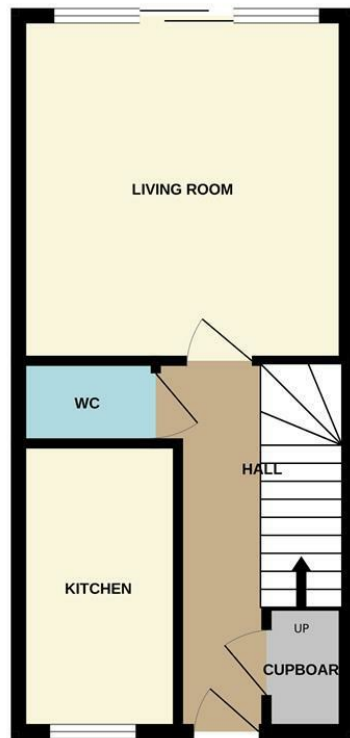
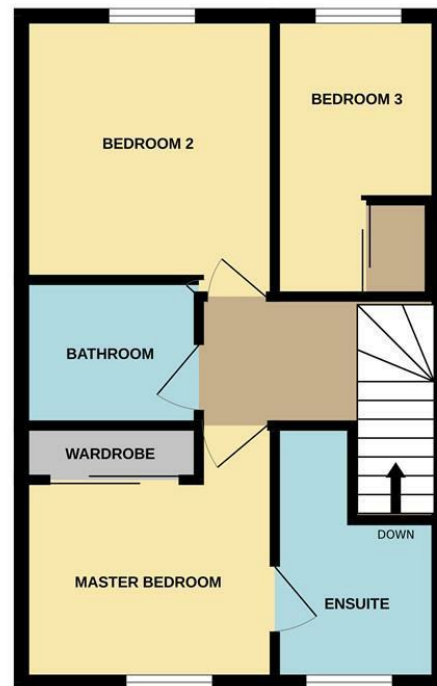


GROUND FLOOR



1ST FLOOR



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.
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3 Bed House

18 Bailey Mews, Bideford, EX39 3TL

Guide Price

£250,000

- Very Well Presented Modern House
- Gas fired Radiator Central Heating
- Enclosed Rear Garden
- 3 Bedrooms (master with en-suite)
- Ground Floor WC
- An Ideal Family Home!!
- PVC Double Glazing
- Parking to Front

Directions

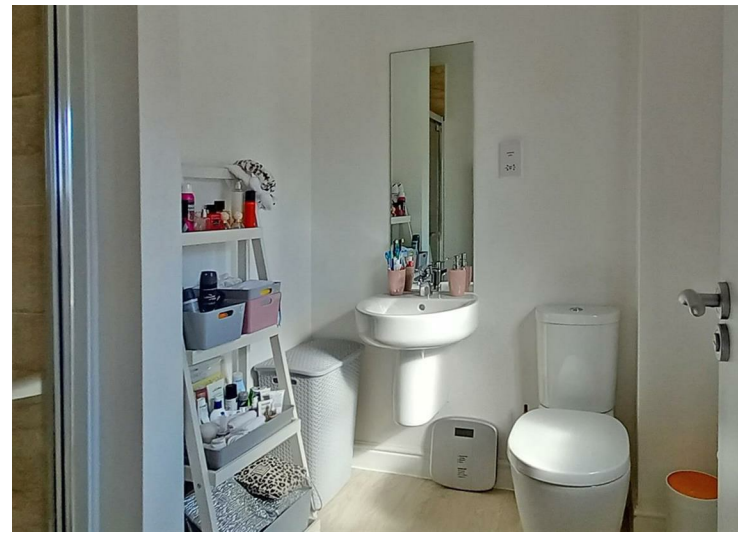
From Bideford Quay, proceed up the High Street, turning left at the top, and then at a crossroads turning right into Abbotsham Road. Continue onwards passing Bideford College on the left, taking the 3rd turning on your left into Birdwood Crescent. Take the next right turn, and then turn left into Bailey Mews where number 18 is identified by a for sale board and number plate.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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Room list:

Entrance Hall
4.27m x 1.30m (14' x 4'3")

Kitchen
3.35m maximum x 1.88m (11' maximum x 6'2")

Living Room
4.04m x 3.84m (13'3" x 12'7")

WC
1.60m x 0.97m (5'3" x 3'2")

Master Bedroom
3.25m x 2.97m (10'8" x 9'9")

En-suite
1.98m x 1.70m minimum (6'6" x 5'7" minimum)

Bedroom 2
3.43m maximum x 2.97m (11'3" maximum x 9'9")

Bedroom 3
3.43m x 2.01m (11'3" x 6'7")

Family Bathroom
1.93m x 1.68m (6'4" x 5'6")

Overview

AN IDEAL FAMILY HOME!! - A recently constructed, gas centrally heated and PVC double glazed mid terraced house. Immaculately presented with 3 bedrooms, parking and garden located in a popular residential area.

Briefly the accommodation provides a welcoming entrance hall with storage areas, and a WC off, a well appointed kitchen with integral appliances and a living room overlooking the rear garden. To the first floor there are 3 bedrooms, the master having en-suite facilities, along with 2 further bedrooms and a family bathroom.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues

Outside

To the front of the property is a parking facility for 2 vehicles, along with a small gravelled area ideal for pots and plants etc. A passage way to the left hand side leads to the enclosed rear garden with a patio and a lawned area.

We are advised that the property is liable for a maintenance Charge of £100 payable 6 monthly, to cover the upkeep and maintenance of communal parts.

Services

All mains available

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

