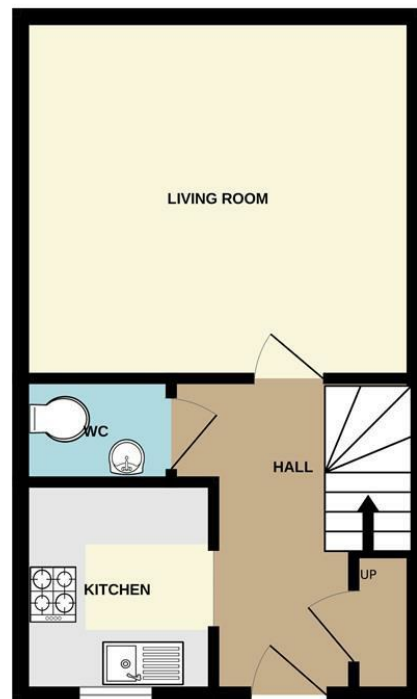
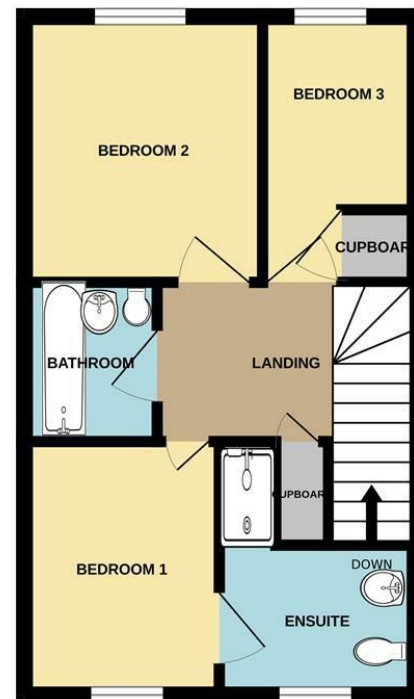


GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 646 sq.ft. (60.0 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.
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Modern Mid Terraced House

22 Bailey Mews, College Park, Bideford, EX39 3TL

Guide Price

£249,750

- Modern Mid Terraced House
- 3 Bedrooms (master en-suite)
- Ground Floor WC
- PVC Double Glazing
- Parking for 2 Vehicles
- An Ideal Family Home!!
- Gas Central Heating
- Enclosed Rear Garden
- No Onward Sales Chain!!

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

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Overview

22 Bailey Mews comprises an immaculately presented modern mid terraced house, constructed circa 2016, and benefitting from the balance of an NHBC warranty, having 2 storey PVC double glazed and gas centrally heated accommodation, and pleasantly set within the highly popular College Park development. Available to the market vacant, with no onward sales chain, the selling agents recommend an early inspection for anyone seeking to acquire a comfortable family residence - your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides a welcoming entrance hall with storage areas and with a laundry cupboard with plumbing for a washing machine, and also with a WC off, a well appointed kitchen with integral appliances, and a living room overlooking the rear garden, with sliding patio doors. To the first floor there are 3 bedrooms, the master having en-suite facilities and integral wardrobes, 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, shopping, business and commercial venues.

Services

All Mains Services Available

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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



Outside

To the front of the property is a parking facility for 2 vehicles, along with a small gravelled area ideal for pots and tubs etc. A passage way to the left hand side of the house, with an electric vehicle charging point, leads to the enclosed rear garden with a paved patio and steps to a raised lawned area, where there is a substantial garden store/workshop, approximately 11' x 6'.

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 of the development, within which it is located.



Room list:

Entrance Hall with WC off

Kitchen

2.26m minimum x 1.88m (7'5" minimum x 6'2")

Living Room

4.04m x 3.86m (13'3" x 12'8")

Master Bedroom

3.05m x 2.97m (10' x 9'9")

En-Suite

Bedroom 2

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

Bedroom 3

3.43m maximum x 1.98m (11'3" maximum x 6'6")

Family Bathroom