



## 45 Buckland Close, Bideford, EX39 5AG

**£190,000**

With no onward chain this is a well-presented modern terraced home with two double bedrooms, a conservatory, private parking and an enclosed garden, conveniently located within a popular development close to Bideford's town centre and amenities.

## Description

Positioned within a sought-after modern development and conveniently located for Bideford's amenities, this smartly presented terraced home offers comfortable, low-maintenance living with well-balanced accommodation throughout.

The property enjoys the benefit of private parking for two vehicles, alongside additional shared parking within the development. On entering the home, you are welcomed into a bright and inviting living room, where a feature fireplace creates a cosy focal point. This space flows naturally through to a conservatory, which provides a versatile additional reception area overlooking the rear garden—ideal for dining, working from home, or simply relaxing. A useful ground floor cloakroom adds everyday practicality, while the recently updated kitchen is finished in a contemporary style and equipped with a range of integrated appliances and modern storage.

The first floor offers two generous double bedrooms, both well-proportioned and thoughtfully laid out, along with a sleek, modern bathroom fitted with a stylish suite. Throughout the property, uPVC double glazing and gas-fired central heating ensure comfort and efficiency all year round.

Outside, the enclosed rear garden offers a private and manageable outdoor space, perfect for entertaining or unwinding. Located close to local shops, schools and transport links, this attractive home is offered for sale with no onward chain and would make an excellent first-time purchase or a strong addition to a buy-to-let portfolio.

**Kitchen 9'6" x 7'2" (2.90 x 2.19)**

**Living Room 12'2" x 12'0" (3.73 x 3.66)**

**WC**

**Bedroom 1 12'2" x 8'7" (3.73 x 2.63)**

**Bedroom 2 12'2" x 7'1" (3.73 x 2.18)**

**Bathroom 8'5" x 5'8" (2.59 x 1.75)**

**Conservatory 9'10" x 9'2" (3.01 x 2.81)**

## Information

Age - 2006

Tenure - Freehold

Heating - Mains Gas Central Heating via Combi Boiler

Drainage - Mains

Windows - UPVC double glazing

Council Tax - Tax band B

EPC Rating - C 77 - Potential to be A 92

Seller's position - No onward chain

Nearest Primary School - West Croft School

(0.31m)

Nearest Secondary School - Bideford College (0.32m)

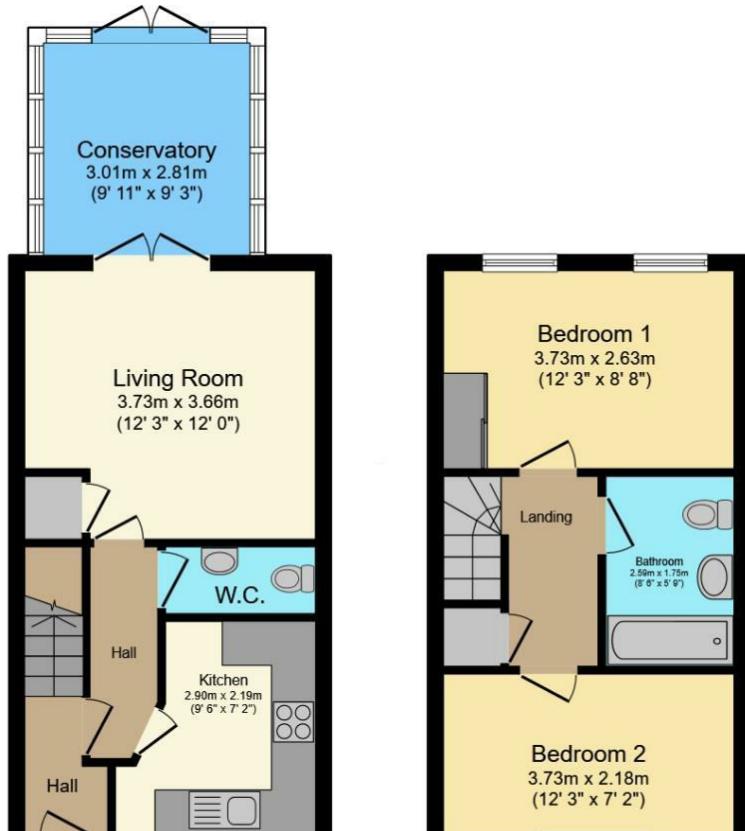
## Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £900pcm, subject to any required works and compliance with legal obligations (accurate as of January 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

## Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property.

## Floor Plan



Ground Floor

Floor area 39.2 sq.m. (421 sq.ft.)

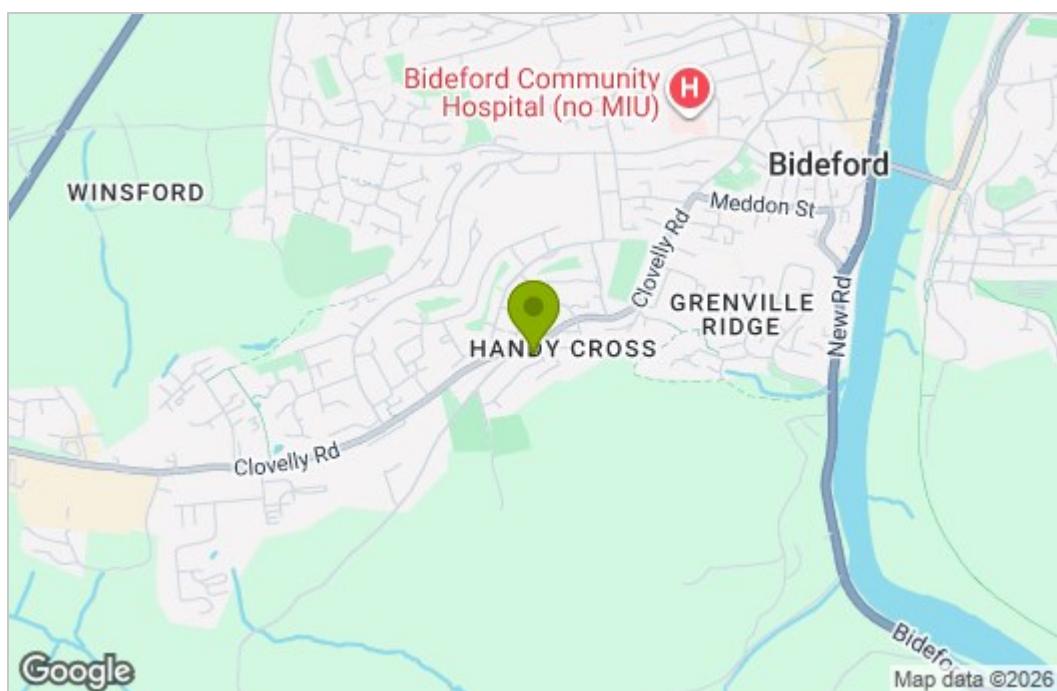
First Floor

Floor area 30.4 sq.m. (327 sq.ft.)

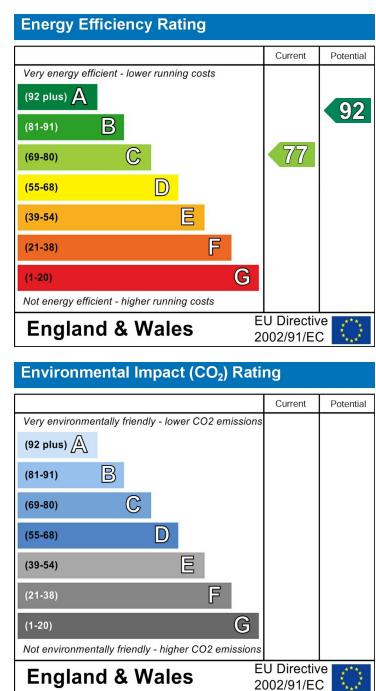
Total floor area: 69.5 sq.m. (748 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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