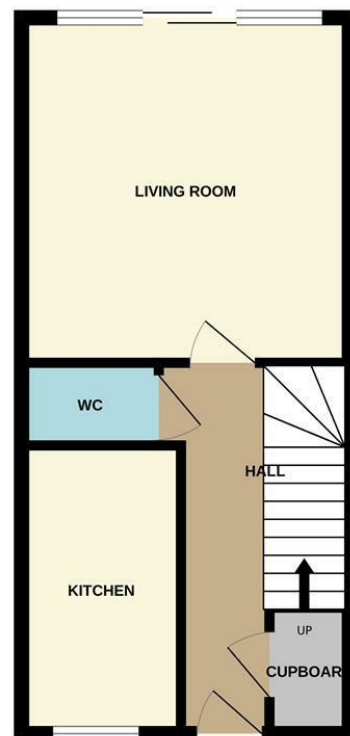
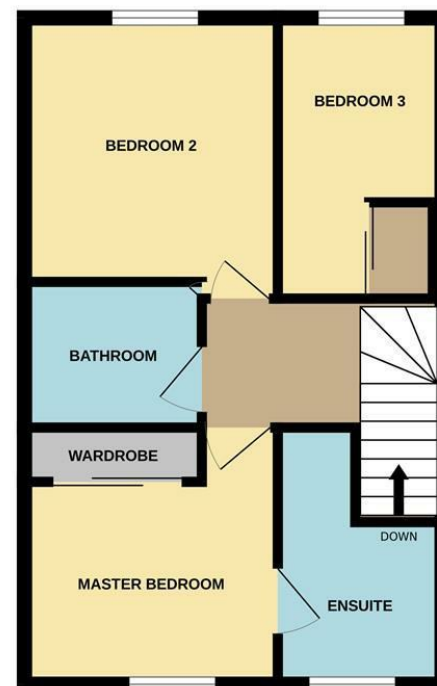


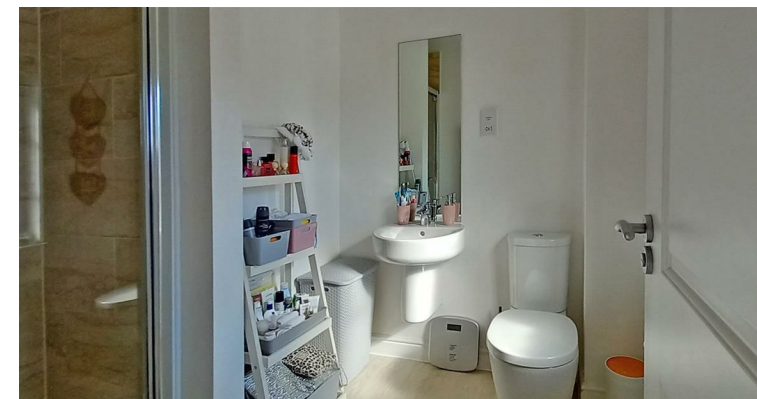
GROUND FLOOR



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 - Terraced

18 Bailey Mews, Bideford, EX39 3TL

Guide Price

£255,000

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

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

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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- 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")

18 Bailey Mews is a recently constructed, gas centrally heated and PVC double-glazed mid-terrace house. Immaculately presented, offering three bedrooms, parking, and a garden, and located in a popular residential area.

Briefly, the accommodation comprises a welcoming entrance hall with storage areas and a separate WC, a well-appointed kitchen with integral appliances, and a living room overlooking the rear garden. To the first floor are three bedrooms, the principal bedroom benefitting from en-suite facilities, together with two further bedrooms and a family bathroom.

Bideford is a popular town and working port located on the banks of the River Torridge, offering a good selection of amenities including a range of shops, schooling for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39 Atlantic Highway provides easy access to Barnstaple, North Devon's regional centre, which offers the area's main shopping, business, and commercial facilities.

Outside

To the front of the property there is parking for two vehicles, together with a small gravelled area ideal for pots and plants. A passageway to the left-hand side leads to the enclosed rear garden, which comprises a patio and a lawned area.

We are advised that the property is subject to a maintenance charge of £100, payable six-monthly, to cover the upkeep and maintenance of the communal areas.

Services

All mains services.

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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

