



## 2 ELMSCOTT TERRACE, BIDEFORD, EX39 3HT O.I.R.O £155,000

A well presented and deceptively spacious 2 bedroom terraced cottage situated on the fringes of the town centre, featuring a cosy living room with wood burner, dining room & modern kitchen together with west-facing front garden and rear courtyard.

Discover this beautifully presented and surprisingly spacious home, perfectly positioned on the fringes of the town centre. Thoughtfully modernised and styled with a contemporary finish.

Step inside to an inviting living room, featuring a wood-burning stove that creates a cosy focal point. Beyond this, a dedicated dining area provides an ideal space for everyday meals and opens seamlessly into the modern fitted kitchen.

To the first floor are two comfortable bedrooms whilst the sleek modern bathroom is located on the ground floor, off the kitchen.

The property further benefits from gas central heating, uPVC double glazing and the reassurance of a damp-proof course to the living room, dining room & first-floor front elevation (installed 2018).

Outside, the rear courtyard offers a private, low-maintenance space – perfect for a small table & chairs or for drying laundry. To the front, a larger west-facing garden provides a lawn and additional seating area perfectly placed to enjoy the afternoon and evening sun.

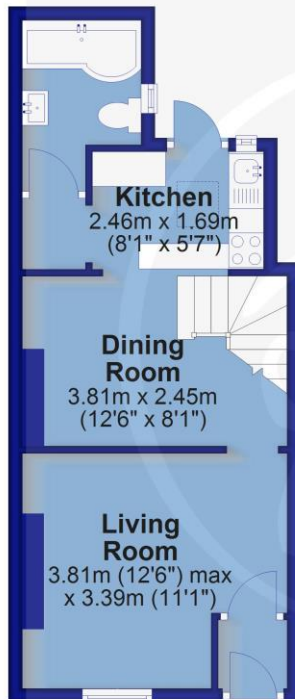
*Stylish, cosy, and well located, 2 Elmscott Terrace is an excellent opportunity for buyers seeking a move-in ready home close to local amenities and the town centre.*

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (70)  
**Council Tax:** BAND A (£1,768.28 per annum)



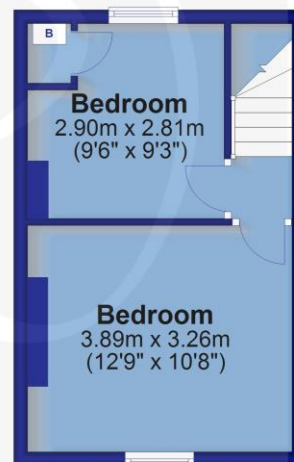
## Ground Floor

Approx. 32.1 sq. metres (345.0 sq. feet)



## First Floor

Approx. 23.5 sq. metres (252.7 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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