



**WOOLLIAMS**  
Property Services

**Guide price £210,000**  
**Brecon Close, Bideford, EX39**



 **3**  
Bedrooms

 **1**  
Bathroom

2 Queens House, Queen Street, Barnstaple, EX32 8HJ |  
[sales@woolliamspropertyservices.com](mailto:sales@woolliamspropertyservices.com)

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Occupying a desirable cul-de-sac position on the outskirts of Bideford, this three-bedroom mid-terrace home offers an excellent opportunity for first-time buyers and investors alike. Competitively priced and recently redecorated throughout, the property benefits from gas central heating and uPVC double glazing. The accommodation comprises an entrance hall leading to a bright dual-aspect lounge/dining room, which in turn opens into the kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the property enjoys low-maintenance gardens to both the front and rear. Located at the end of the cul-de-sac is a single garage, together with a gated parking space adjacent.

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The centre of Bideford is within an almost level walk and offers a good range of local and national retailers. The area is renowned for its stunning Atlantic coastline, with the glorious sandy beach at Westward Ho! and the natural beauty of Northam Burrows Country Park nearby.

Combining modern practicality with excellent value, this property represents an ideal family home or investment purchase in a popular residential location with no ongoing chain.

### **Entrance Hall**

UPVC double glazed door off, radiator, fitted carpet.

### **Lounge/Diner** 7.18m x 3.18m (23' 7" x 10' 5")

A double aspect room with French doors opening onto the rear garden. Two radiators, fitted carpet, open access to.

### **Kitchen** 2.86m x 1.70m (9' 5" x 5' 7")

Inset single drainer stainless steel sink unit with mixer tap, cupboards and space below with plumbing for washing machine. Inset gas hob and built-in electric oven, cooker hood above. Wall units, boiler cupboard housing Worcester 24i Gas fire boiler, under stairs cupboard, UPVC double glazed door to rear garden.

### **First Floor Landing**

Fitted carpet extending to stairs, access to loft space, shelved linen cupboard.

### **Bedroom 1** 4.21m x 2.87m (13' 10" x 9' 5")

Radiator, fitted carpet.

### **Bedroom 2** 3.12m x 2.96m (10' 3" x 9' 9")

This room has country views, radiator, fitted carpet.

### **Bedroom 3** 2.80m x 2.58m (9' 2" x 8' 6")

Radiator, fitted carpet.

### **Bathroom** 1.90m x 1.66m (6' 3" x 5' 5")

The bathroom benefits from fully tiled walls and has a white suite comprising a bath, shower unit with folding shower door. Pedestal wash basin, closed couple WC, radiator, ceramic tiled floor.

**Outside**

A pathway leads to the front door, with a lawn and a gravel garden area. To the rear of the house is a level enclosed garden, predominantly paved. A pedestrian gate provides side access. A short distance from the house at the end of the cul-de-sac is an en-bloc garage with metal up and over door. Adjacent to here is a gated parking space.

**Services**

Mains water, gas, electricity and drainage connected.

**Tenure**

Freehold

**Council Tax**

Band B

**EPC**

Rating C

**Viewings**

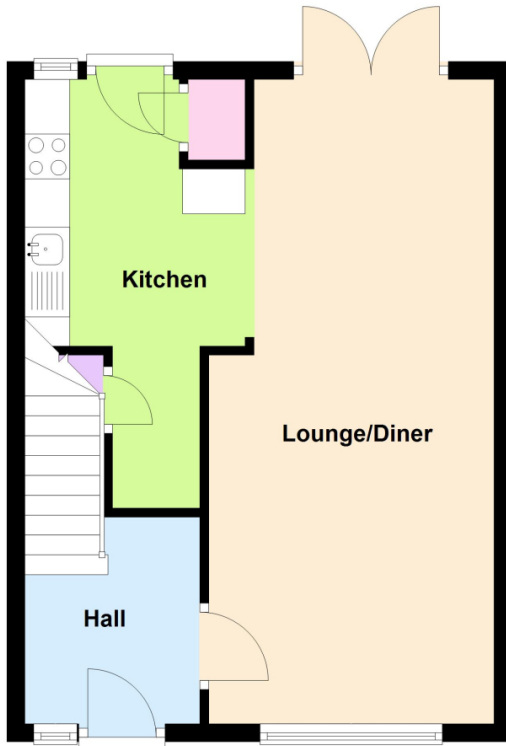
By appointment through Woolliams Property Services. Telephone: Office Hours: 01271 328586 Out of Office Hours: 07977 269098

**Directions**

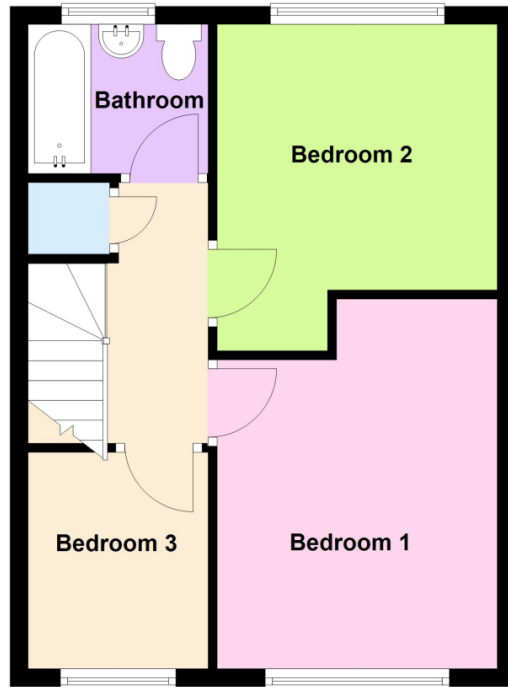
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**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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