



## 23 Ackland Close, Bideford, EX39 2BY

Asking Price £195,000

- Popular Residential Area
- Close to Primary & Secondary Schools
- No Chain!
- Low Maintenance Rear Garden
- Short Stroll into Town
- Well Maintained Throughout
- Modern Kitchen/Diner
- Off Road Parking



## 23 Ackland Close, Bideford EX39 2BY

Ideally located just a short walk from Bideford town centre, this well-presented mid-terrace home offers the perfect blend of convenience and comfort. With primary and secondary schools nearby, along with a variety of local amenities, it's an ideal choice for families or first-time buyers alike. Inside, the accommodation includes a welcoming lounge, a spacious kitchen/breakfast room, and a handy ground floor WC. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property enjoys a low-maintenance rear garden—as well as an allocated parking space for added ease. Available with NO ONWARD CHAIN.



3



1



1



B

Council Tax Band: C



## GROUND FLOOR

### Lounge

The lounge sits at the front of the property, providing a warm and inviting space to relax. It also benefits from a useful understairs storage cupboard and gives access to the first floor.

### Kitchen/Breakfast Room

The kitchen is fitted with matching wall and base units, incorporating an inset sink and drainer, a gas hob with extractor above, and an oven below. There's space for a fridge-freezer and under counter plumbing for a washing machine. The room also offers enough space to comfortably accommodate a small dining table, making it a practical and sociable area.

### WC

Comprising a low level WC and wash hand basin.

## FIRST FLOOR

### Bedroom One

A comfortable double bedroom featuring a window overlooking the rear garden, allowing for plenty of natural light.

### Bedroom Two

A further double bedroom is positioned at the front of the property, offering a bright and versatile space.

### Bedroom Three

A single bedroom, perfect for use as a home office, study, or hobbies room.

### Bathroom

The bathroom comprises a panelled bath with shower over and tiled surround, a low-level WC, and a wash hand basin.

### Outside

The front of the property offers an allocated parking space for one vehicle and communal visitor parking. The rear of the property has been kept low maintenance with a patio area ideal for al fresco dining and the majority of the garden laid with chippings and bordered with a wooden fence.

### Services

All mains services connected, gas fired central heating.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

### Agents Note

There is an annual service charge of approximately £200 towards upkeep and maintenance of communal areas.





## Directions

From our office on Bideford Quay continue along the quay towards Torrington, passing the Police Station on your right. At the roundabout take the second exit onto Meddon Street. Continue up Meddon Street until you reach the sign for Ackland Close on your left hand side.



## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

