

# Regency

ESTATE AGENTS



**42 MEADOW PARK, BIDEFORD, EX39 3HD**

**£225,000**

A well maintained 3 bedroom semi-detached house in a quiet close, featuring a dual-aspect lounge/dining room, kitchen with open-plan potential, modern shower room, driveway parking and rear garden backing onto Moreton Park Woods, whilst benefiting from UPVC double glazing & gas central heating.

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A well-maintained 3 bedroom semi-detached house pleasantly situated within a quiet close of similar properties, offering easy access to local schools, shops, and amenities.

The ground floor accommodation comprises a lounge opening into the dining room, creating a bright and inviting dual-aspect living space, with the lounge overlooking the front garden and the dining area enjoying views of the rear.

The kitchen runs adjacent to the dining room, offering excellent potential to create a modern open-plan kitchen/diner.

Upstairs, there are two double bedrooms and a third single, all served by a modern shower room fitted with metro tiles and a heated towel rail.

Externally, the property benefits from a rear garden bordering Moreton Park Woods, providing a pleasant outlook and sense of privacy, as well as driveway parking for several vehicles.

Additional features include UPVC double glazing, gas central heating, and solar panels for hot water, making the home energy-efficient and comfortable.

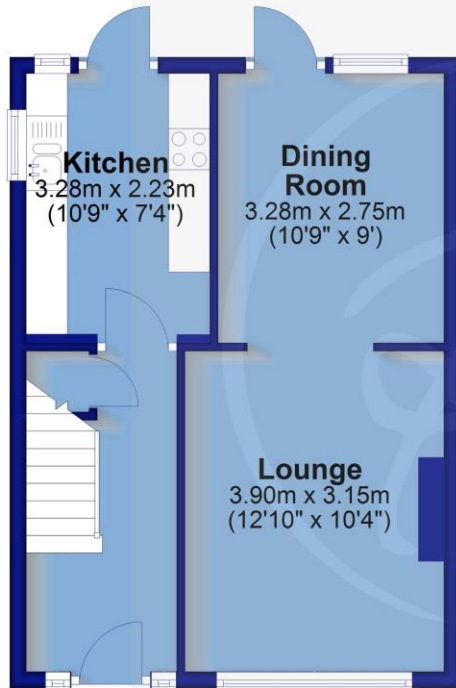
*This is a well-cared-for property, ready for the next owner to add their own personal touches.*

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (61)  
**Council Tax:** BAND B (£2,063.00 per annum)



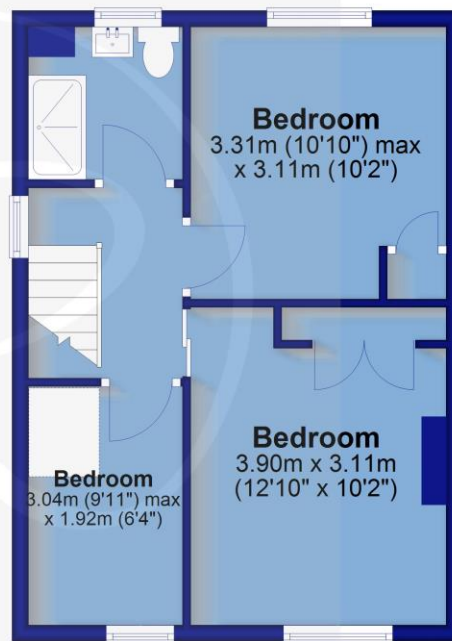
### Ground Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



### First Floor

Approx. 35.3 sq. metres (379.5 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.