



6 Pannier Mews, Bideford, EX39 2DT

£190,000

- Charming Two Bedroom Home
- Off-Road Parking
- Two Double Bedrooms
- Lounge Diner Opening To Garden
- Close To Town And Amenities
- Private Rear Courtyard Garden
- Ground Floor WC
- Ideal First Time Buy!

6 Pannier Mews, Bideford EX39 2DT

This charming two-bedroom terraced home is nestled within Pannier Mews, and is just a short stroll away from the town centre and local amenities. The property offers a lounge/diner which opens out to the private courtyard garden, and a well planned kitchen. The two bedrooms are generously sized, and complemented by a well appointed bathroom. One highlight of the home is the off-road parking – a rare and valuable benefit in such a central location. This home is perfectly suited to first-time buyers or those seeking a conveniently located property in the heart of Bideford.



Council Tax Band: A



Ground Floor

Entrance

Welcomes you into the home.

Kitchen

9'2" x 5'10"

Fitted with matching hand and eye level units, including an integrated sink with drainer unit, gas hob with extractor hood over and oven below and space for a fridge freezer.

Lounge/Diner

13'1" x 12'1"

An open plan lounge/diner which is the heart of the home and benefits from large windows and door opening out onto the courtyard.

First Floor

Bedroom One

10'2" x 9'2"

A double bedroom at the front of the property.

Bedroom Two

8'10" x 7'2"

A good sized single bedroom at the back of the property.

Bathroom

5'10" x 5'10"

Comprising a bath with shower over, low level WC and wash hand basin.

Outside

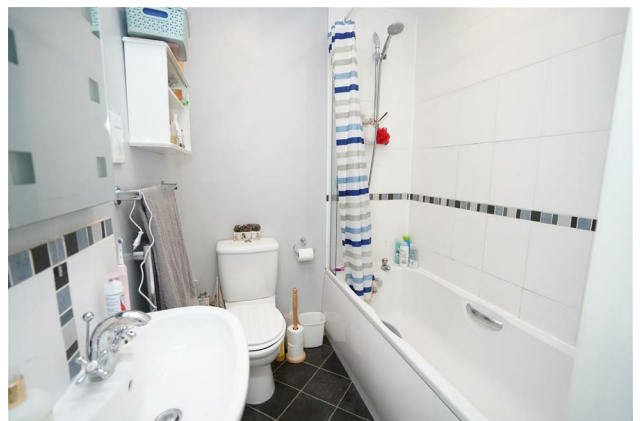
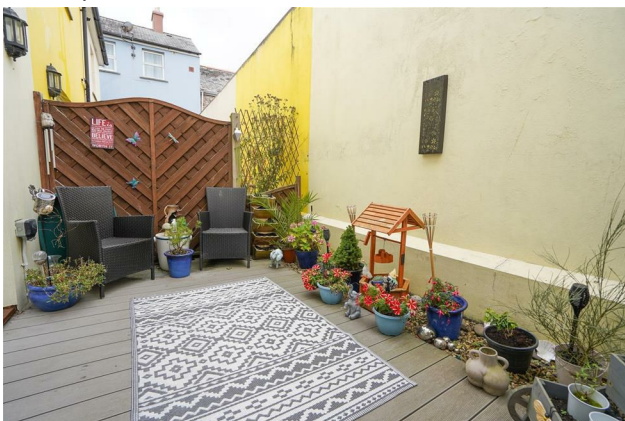
A delightful decked courtyard for easy maintenance.

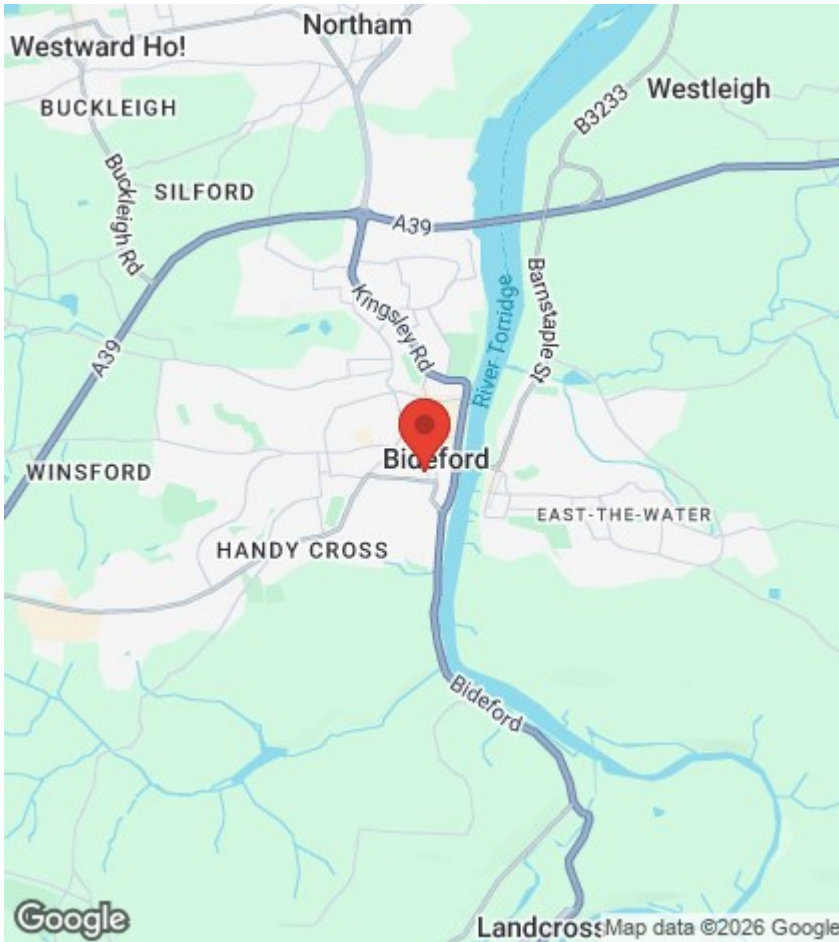
Services

All mains connected.

Broadband: Standard broadband is available- Ofcom indicates that the highest available download speed is 1000 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.





Directions

From Bideford Quay, head South towards Torrington, continue over the mini-roundabout at The Old Bridge. At the next mini-roundabout, turn right into Torridge Hill. Continue up the hill without deviation, as the road bears left into Meddon Street, take the next right into Silver Street. Follow this road until coming to the Pannier Mews turning on your left hand side.

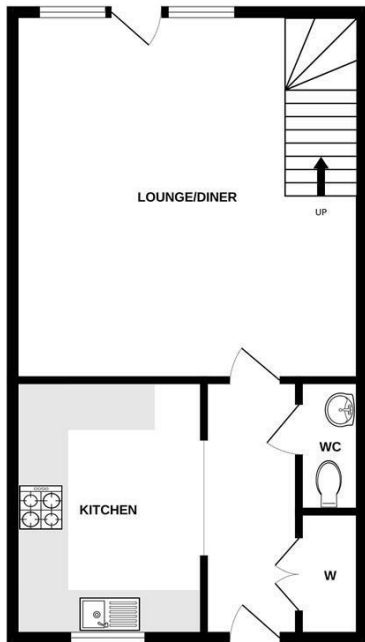
Viewings

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

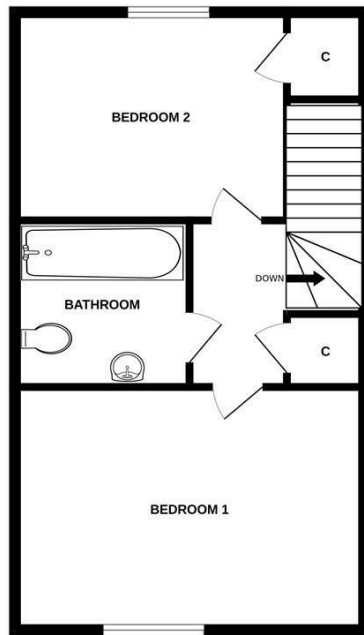
EPC Rating: B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		81	
(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	

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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