



TOTAL FLOOR AREA: 992 sq.ft. (92.2 sq.m.) approx.  
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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## Immaculate Period House

104 Meddon Street, Bideford, EX39 2EW

Guide Price

**£185,000**

- Mid Terraced House
- 2 Reception Rooms
- Enclosed Rear Garden
- Immaculately presented. Throughout
- PVC Double Glazing
- No Onward Sales Chain
- Potentially 3 Bedrooms
- Gas Fired Radiator Central Heating
- Internal Inspection a Must!!

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or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Room list:

### Entrance Porch

**Lounge**  
3.71m x 3.23m (12'2" x 10'7")

**Dining Room**  
4.47m x 4.45m (14'8" x 14'7")

**Kitchen**  
3.76m x 2.26m (12'4" x 7'5")

**Potential Bedroom 3**  
3.00m x 1.75m (9'10" x 5'9")

### En-suite

**Bedroom 1**  
4.34m x 3.78m (14'3" x 12'5")

**Bedroom 2**  
3.53m x 3.40m (11'7" x 11'2")

### Shower Room

## Overview

104 Meddon Street comprises an immaculately presented two storey 2 bedroomed (with potential for a third) PVC double glazed and gas centrally heated period mid terraced house, set affording easy access to local amenities. The property is ideally suited to provide a comfortable family residence, for which your early internal inspection is advised!!

Briefly the accommodation provides an entrance porch, a cosy lounge, a spacious dining facility giving access to the kitchen with ample storage and available with various appliances included, and having access to the rear garden. There is also a potential ground floor bedroom with an en-suite shower room. To the first floor are 2 double bedrooms and a well appointed shower room.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues.

## Outside

Stepped access to the front of the property via the garden which is gravelled for ease of maintenance. The rear garden is fully enclosed, laid to lawn with an external tap and a useful shed/workshop 14'8" x 7'7" with power and light connected - the garden affords a high degree of privacy. On road parking is available in the vicinity.

## Services

All Main Services Available

## Council Tax band

A

## EPC Rating

D

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Bideford  
branch on  
01237 879797

