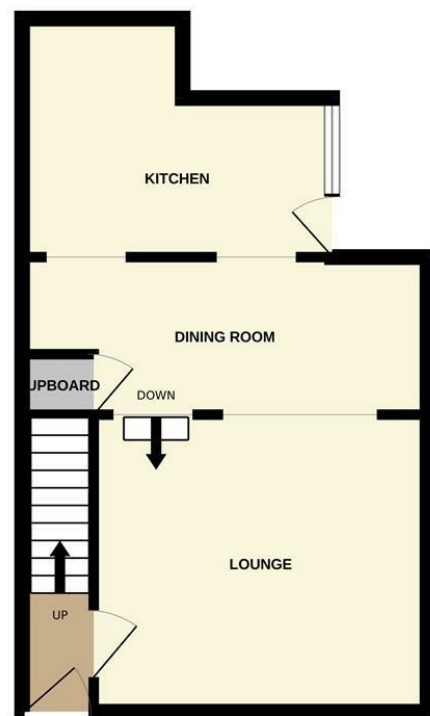


GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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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Town Centre House & Parking

40 Meddon Street, Bideford, EX39 2EQ

Guide Price

£140,000

- End Terraced Period House
- Gas Central Heating
- Parking Available
- 2 Storey Accommodation
- Owned Solar Panels
- Close to Town Centre
- PVC Double Glazing
- Rear Courtyard Garden
- Inspection Advised

Looking to sell? Let us
value your property
for free!

Call 01237 879797

or email bideford@phillipsland.com

Directions

From Bideford Quay, proceed in a southerly direction, continuing straight across the roundabout at the end of the Old Bridge. Continue to the next roundabout and take the first exit right. Follow the road uphill and around the sharp left-hand bend. After a short distance, the property will be found on the right-hand side, clearly identified by a For Sale board.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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40 Meddon Street is a deceptively spacious end-terraced period home that has been extended to the rear, offering well-presented accommodation over two storeys. The property benefits from a positive input ventilation system, PVC double glazing, gas central heating, and owned solar panels, which provide a useful annual income.

Conveniently located within a short walk of the town centre, the property is considered by the selling agents to be an ideal purchase for first-time buyers or, alternatively, an excellent investment opportunity.

The accommodation briefly comprises a welcoming entrance hall with a staircase rising to the first floor, leading to a split-level living space. The lower level features a comfortable lounge with a window seat and a shelved alcove, while steps lead up to the dining area, which has open access to the kitchen. The kitchen is fitted with a range of modern units providing ample storage and appliance space, with a door opening onto the rear courtyard.

The first floor offers two double bedrooms and a spacious, well-appointed bathroom fitted with a three-piece suite. A useful cupboard houses the gas-fired boiler, which supplies the domestic hot water and central heating systems.

To the side of the property is a single parking space, currently rented by the sellers at a cost of £43 per calendar month. The sellers advise that this arrangement can be transferred to the new owner. Additional restricted on-street parking is available to the front of the property, while nearby car parks offer residents' permit parking.

To the rear is a low-maintenance, enclosed courtyard that enjoys a high degree of privacy, making it an ideal space for outdoor dining, entertaining, or pets.

Services

All Mains Services Available

Council Tax band

A

EPC Rating

C

Tenure

Freehold

Viewings

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



Room list:

Entrance Hall

Lounge

3.84m x 3.35m (12'7" x 11')

Dining Room

4.70m x 1.83m (15'5" x 6')

Kitchen

3.51m maximum x 2.67m maximum (11'6" maximum x 8'9" maximum)

Bedroom 1

3.12m x 2.95m (10'3" x 9'8")

Bedroom 2

3.20m x 2.13m (10'6" x 7')

Bathroom

2.44m x 1.98m (8' x 6'6")

Situation

Bideford is a popular historic market town and working port situated on the banks of the River Torridge. It offers an excellent range of amenities, including a variety of shops, supermarkets, schooling for all ages, healthcare facilities, and leisure amenities.

The renowned Tarka Trail, a popular walking and cycling route, passes through the town, offering beautiful views of the river and surrounding countryside. The A39 Atlantic Highway provides convenient access to Barnstaple, North Devon's regional centre, which offers an extensive range of shopping, business, and commercial facilities.

The stunning North Devon coastline is also within easy reach, with the long, golden, Blue Flag beach at Westward Ho! just a short drive away, providing excellent opportunities for surfing, coastal walks, and a variety of other outdoor pursuits.

