

# Regency

ESTATE AGENTS



**8A SILVER STREET, BIDEFORD, EX39 2DY**

**£190,000**

A charming and spacious 2 bedroom period house set in Bideford's 'Old Town', offering characterful accommodation complimented by high ceilings with a living/dining room and wood burner, modern kitchen & garden room, this beautifully presented home is ideal as a main residence or holiday retreat.

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A beautifully presented and surprisingly spacious period terrace, perfectly positioned in the heart of Bideford's historic Old Town. Blending character with modern comfort, this charming home is ideal as a permanent residence or holiday retreat.

The ground floor offers a wonderful flow of living space, enhanced by lovely high ceilings and centred around a generous living/dining room filled with natural light from UPVC sash windows and featuring a cosy wood burning stove.

To the rear, the well-equipped kitchen includes integrated cooking appliances, smart heating controls and useful appliances which can be included in the sale. Beyond, a peaceful garden room connects to the courtyard, providing a further spot to relax.

Upstairs, the superb principal bedroom, features original floorboards and built-in wardrobes, while the second bedroom offers flexibility for guests or home working. A stylish Bathroom with freestanding roll-top bath and large double shower completes the accommodation.

Nearby parking can be found along Meddon Street (2 hours no return, Monday to Saturday, 8am-6pm) plus the Honestone Street car park close by.

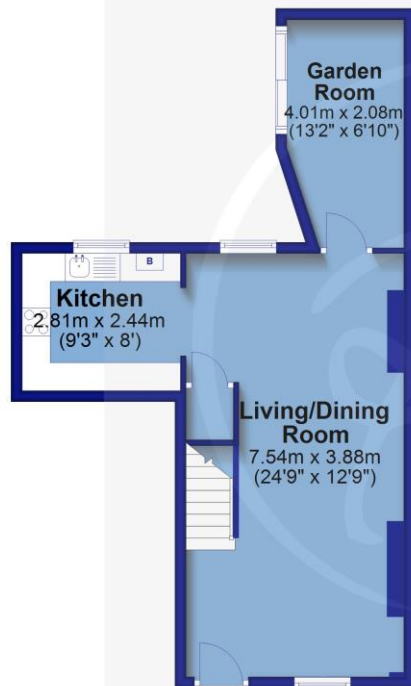
*Combining spacious accommodation, period charm and a highly convenient location, this is a wonderful home or ready-made holiday let opportunity.*

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (55)  
**Council Tax:** BAND A (£1,768.28 per annum)



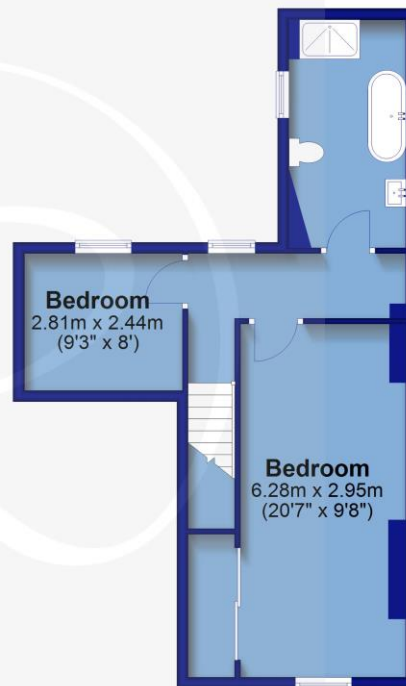
### Ground Floor

Approx. 44.5 sq. metres (478.5 sq. feet)



### First Floor

Approx. 45.0 sq. metres (484.6 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.

Office Address

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