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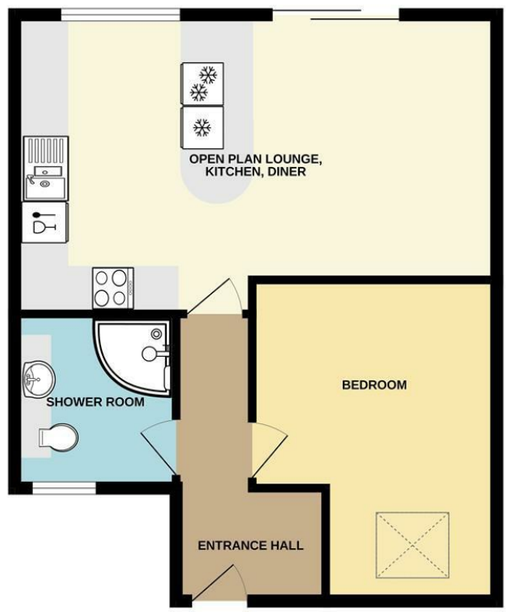
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GROUND FLOOR




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## Directions

From Barnstaple Bus Station, follow signs for the A361 North Devon Link Road towards South Molton and Tiverton. Continue to Aller Cross roundabout and take the B3226 towards South Molton. Follow the road into town onto Barnstaple Street. Bidders Court is situated on the right-hand side beside Chanters Bakery, before reaching the town square. Parking for Number 3 is situated just after Widgery Drive, accessed off Thornes Terrace.

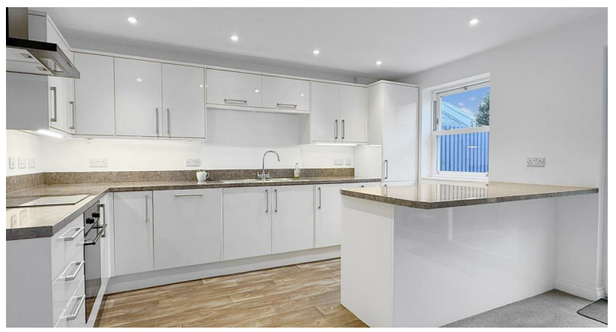
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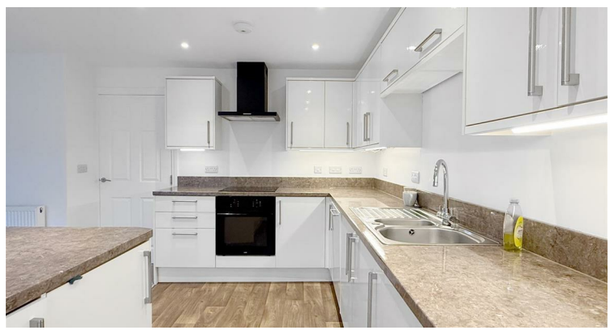
Call 01271 327878

or email barnstaple@phillipsland.com

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# One Bed Terraced Bungalow Open Living

3 Bidders Court Barnstaple Street, South Molton, EX36 3BQ

Guide Price

**£149,000**

- Good Size Double Bedroom
- Designated Parking Space
- Open Plan Living & Kitchen Area
- Walking Distance To Town Centre
- Rear Private Courtyard Garden
- Natural Lighting In Bedroom - Skylight





## Property Description

The entrance hall leads to the accommodation, with the generous kitchen/sitting room forming the heart of the home. The kitchen features contemporary white units complemented by contrasting work surfaces, integrated appliances and a peninsula providing additional preparation space. The adjoining living area offers room for comfortable seating, while glazed sliding doors bring in natural light and open directly onto the courtyard.

The double bedroom is well proportioned, with a skylight introducing natural light from above. Completing the accommodation is a modern shower room featuring an enclosed corner shower, wash basin set within vanity storage and a WC, complemented by neutral wall tiling.

Gas central heating provides warmth throughout.

Conveniently positioned off Barnstaple Street, Bidders Court is within easy walking distance of South Molton town centre, placing its shops, cafés and everyday amenities close at hand. The surrounding North Devon countryside offers plenty of opportunities for outdoor recreation, while the A361 provides connections towards Barnstaple and the M5.



## Outside & Surrounding Area

The enclosed rear courtyard offers a private, low-maintenance outdoor space, with paving providing room for a table and chairs. Painted timber fencing and a raised brick planter create an attractive setting for relaxing or enjoying an outdoor meal.

A designated parking space, included within the property's freehold, is situated off Thornes Terrace, just beyond Widgery Drive.

## Room list:

**Entrance Hall**

**Kitchen/Sitting Room**
6.65m x 4.13m (21'9" x 13'6")

**Bedroom**
3.24m x 4.42m (10'7" x 14'6")

**Shower Room**
2.23m x 2.32m (7'3" x 7'7")

## Services
Mains Electric, Gas, Water & Drainage

## Council Tax band
A

## EPC Rating

## Tenure
Freehold

## Viewings
Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on
01271 327878



