

# Regency

ESTATE AGENTS



**34 GENEVA PLACE, BIDEFORD, EX39 3JX**

**£145,000**

A 2 bedroom terraced cottage offered for sale in good order throughout with the benefit of uPVC double glazing and complemented by an enclosed south facing garden. The open plan accommodation is bright and welcoming with both living & dining areas and a well appointed kitchen.

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A tidy and well-presented two-bedroom terraced cottage, offering a bright open-plan layout and a delightful south-facing garden, conveniently positioned within easy reach of local amenities.

The accommodation is arranged around an open-plan ground floor, creating a sociable and welcoming living space. The sitting room features a charming wood-burning stove, providing a cosy focal point, with a step up leading to the dining area which, in turn, opens through to the kitchen. From the kitchen, a rear lobby provides access to the garden and a ground floor bathroom.

Stairs rise from the dining area to the first floor, where two bedrooms are found.

Outside, the south-facing rear garden is a particular feature, designed for ease of maintenance and enjoyment. The space includes a patio area, artificial turf, and a useful woodstore. A storage shed provides excellent storage and offers potential as a workshop or hobby space.

On-road parking is available along one side of Geneva Place, with further similar parking arrangements on neighbouring Ashley Terrace and Dymond Road. NB: Parking is available on a first-come, first-served basis.

**Services:** Mains electricity, water & drainage.

**Energy Performance Certificate:** E (51)

**Council Tax:** BAND A (£1,768.28 per annum)



#### Ground Floor

Approx. 30.0 sq. metres (323.2 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.