

Regency

ESTATE AGENTS



8 KINGSLEY TERRACE, BIDEFORD, EX39 2BQ

O.I.R.O £210,000

Perched in an elevated position is a charming 2 bedroom bay fronted end terrace house enjoying attractive river views. A short walk from the town centre, the property combines character and convenience, offering comfortable accommodation and a south-facing decked front garden, perfect for relaxing.

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Positioned in an elevated setting, 8 Kingsley Terrace is a charming bay-fronted end-terrace house enjoying delightful views towards the river and being within walking distance of Bideford's town centre.

To the front, a south-facing decked garden provides an ideal spot to relax and take in the far-reaching outlook across the river.

Internally, is a welcoming semi-open plan arrangement. The sitting room is full of character, featuring a bay window and a feature fireplace, creating a cosy focal point. The staircase subtly divides the living and dining areas, while still allowing for a natural flow between the spaces. The dining room is equally inviting, complete with a wood-burning stove, and opens directly into a modern kitchen.

On the first floor, the main bedroom is positioned to the front, taking full advantage of attractive river views from the bay window. The second bedroom is a comfortable double room and has a fixed ladder providing access to a loft room - offering excellent potential (subject to any necessary consents) as an additional room or hobby space.

The accommodation is completed by a modern family bathroom, fitted with a white suite including a shower over the bath.

Services: All mains services are connected
Energy Performance Certificate: D (65)
Council Tax: BAND A (£1,768.28 per annum)



Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.0 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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