

Regency

ESTATE AGENTS



14 MONKS CLOSE, BIDEFORD, EX39 4DN

£159,950

An extended 3 bedroom terraced house requiring modernisation yet benefiting from double glazing throughout and offering well proportioned accommodation including 2 reception rooms together with kitchen extension and enclosed south facing rear garden. No Onward Going Chain

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Situated in a close of similar 1970's homes, this extended 3 bedroom terraced house offers well proportioned accommodation with the benefit of uPVC double glazing throughout and a two tier, south facing garden.

Whilst in requiring modernisation, the accommodation is in habitable condition - with a functioning kitchen and shower room suite - whilst having the potential for improvement over time and a canvas upon which to bring any Pinterest board or creative vision to life!

Over the ground floor the accommodation comprises a comfortable lounge, overlooking the front of the property, together with a dining/family room alongside the kitchen, now situated in a single storey rear extension.

To the first floor are each of the 3 bedrooms (two being double in size) together with the shower room with white sanitary wear.

Externally, the two tier garden provides scope to create a pleasant seating & entertaining space whilst also having the option of returning to lawn with bordering beds if desired. Meanwhile, there is on street parking to the front, on a first come first served basis.

Services: Mains electricity, water & drainage.

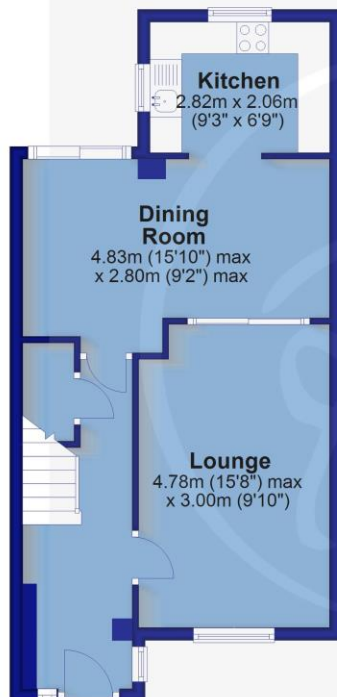
Energy Performance Certificate: E (39)

Council Tax: BAND B (£1,963.91 per annum)



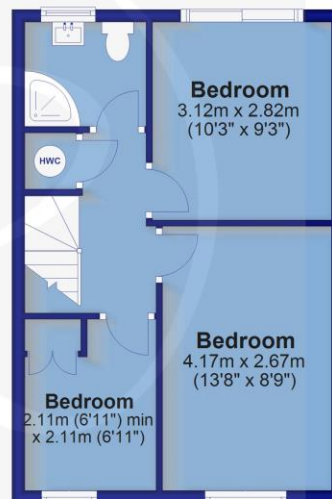
Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.7 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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The Property Ombudsman

