



## 6 Park Avenue, Bideford, Devon, EX39 2QH

Asking Price £295,000

- No Onward Chain
- Three Reception Rooms
- On Road Resident Permit Parking
- Views Over Victoria Park
- Spacious Accommodation
- Private & Enclosed Garden
- Level Walk To Amenities
- Must See!

## 6 Park Avenue, Bideford EX39 2QH

Nestled in the sought-after area of Park Avenue, Bideford, this charming mid-terrace Victorian house offers a delightful blend of character and modern living. With three well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining. The three bedrooms are perfect for families or those seeking extra room for guests or a home office.

Ideally situated a level walk to the town centre, making it an ideal location for those who appreciate easy access to local amenities, shops, and transport links. With no onward chain, this home is ready for you to move in and make it your own without delay. Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity.



Council Tax Band: B



## Ground Floor

### Entrance Hall

Welcomes you into the home.

### Lounge

13'3" x 12'3"

Bright and airy reception room with bay window and feature fireplace.

### Dinning Room

18'5" x 10'8"

Stunning second reception room with wood burning stove.

### Kitchen

17'11" x 8'10"

The kitchen comprises; matching floor and eye level units with worktop, integrated electric oven with gas hob and extractor over. With space and plumbing for washing machine, dishwasher and fridge/freezer.

### Conservatory

11'5" x 9'10"

A further additional reception space overlooking the garden.

## First Floor

### Bedroom One

14'11" x 11'11"

Large double bedroom with bay window providing delightful views over Victoria Park, with large built in wardrobes and feature fireplace.

### Bedroom Two

12'4" x 10'10"

Further good size double bedroom overlooking the garden, with feature fireplace.

### Bedroom Three

11'9" x 8'9"

Small double/large single bedroom overlooking the garden, with feature fireplace.

### Bathroom

7'9" x 6'5"

White suite comprising bath with shower over, low level WC and wash hand basin.

### Outside

The private and enclosed garden provides a low maintenance level patio leading to grass area with shrub borders and handy shed.

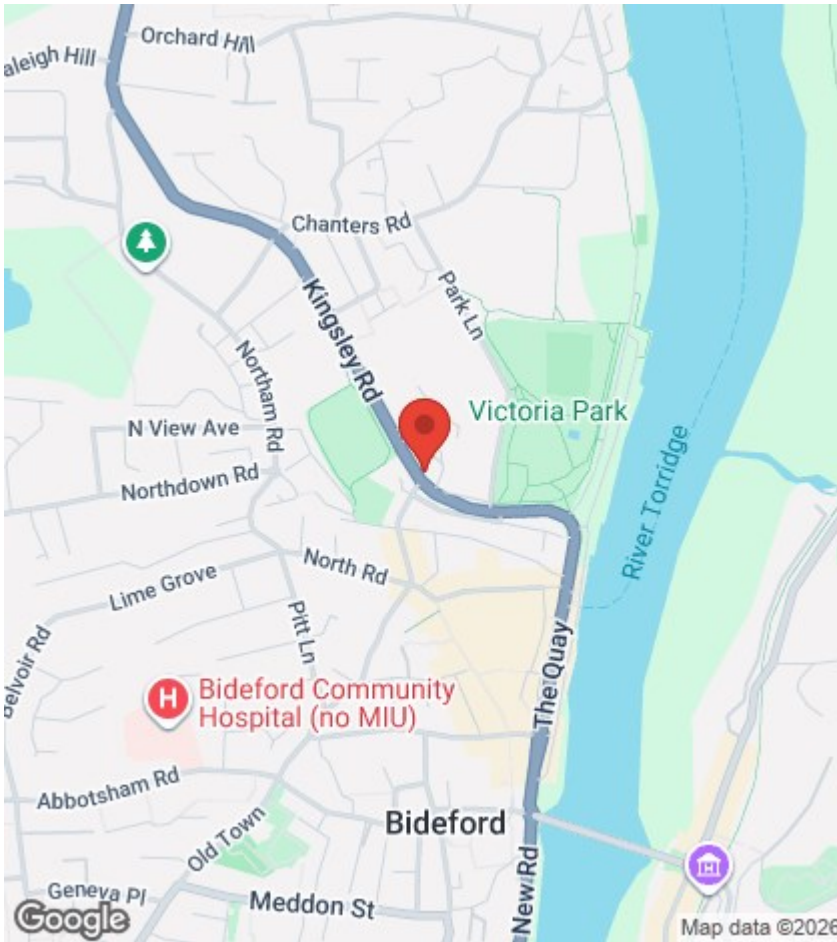
### Agents Note

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32 any potential purchasers are drawn to the fact that the owners of this property are connected with the Directors of Morris and Bott.

### Services

All mains services are connected. Gas fired central heating.





## Directions

From our office on Bideford Quay, walk the whole way along the Quayside passing the Post Office on your left hand side. Continue past Victoria Park until you reach the crossing by the parks main entrance. Turn left onto the one way road and continue on this road. The property will be found on your left hand side about half way along.

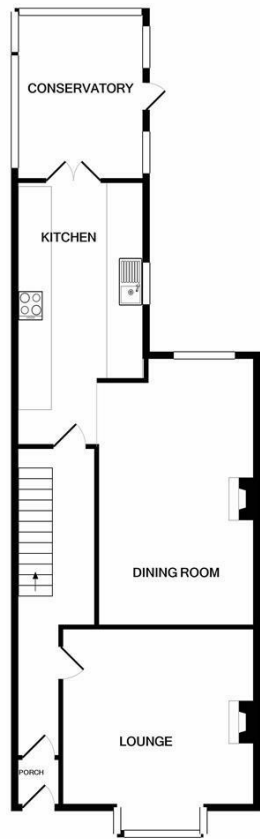
## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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