

# Regency

ESTATE AGENTS



**58 ABBOTSHAM ROAD, BIDEFORD, EX39 3AP**

**£235,000**

A charming 3 bedroom double fronted terrace offering surprisingly versatile accommodation across three floors including two reception rooms and a useful lower ground floor studio/home office, attractive front garden and allocated parking, all within easy reach of Bideford town and the nearby coast.

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Nestled within a small terrace of period homes, this charming double bay-fronted property offers a wonderful blend of character, comfort and versatility, with accommodation arranged over three floors.

The welcoming front garden, enclosed by a five-bar gate, provides an attractive first impression with its terrace seating area, lawn and established planting.

Inside, the accommodation flows naturally, with two reception rooms offering space to relax and entertain, alongside a kitchen and a ground floor bedroom. Upstairs are two further bedrooms and a well-appointed family bathroom.

The lower ground floor adds an extra dimension to the home, providing a useful and adaptable room that could suit home working, creative pursuits or simply additional living space, with access to a narrow courtyard to the rear.

Benefiting from gas-fired central heating and an allocated parking space accessed via a private road, this appealing home enjoys a convenient setting close to Bideford's amenities while retaining a sense of charm and individuality.

*A delightful home with a surprising amount of flexibility, ideal for those seeking character and practicality in equal measure.*

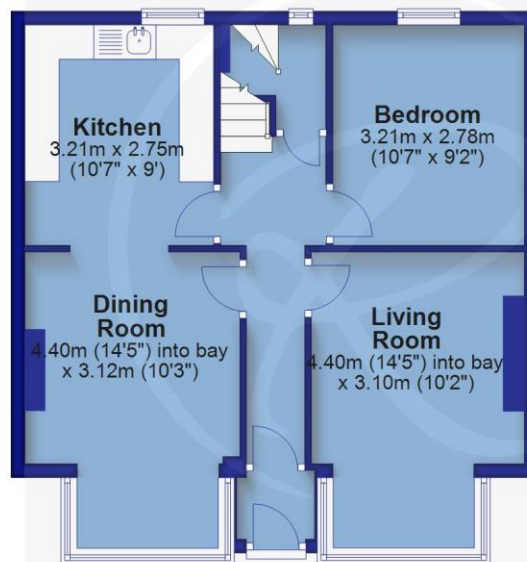
**Services:** All mains services are connected  
**Energy Performance Certificate:** D (63)  
**Council Tax:** BAND B (£2,063.00 per annum)



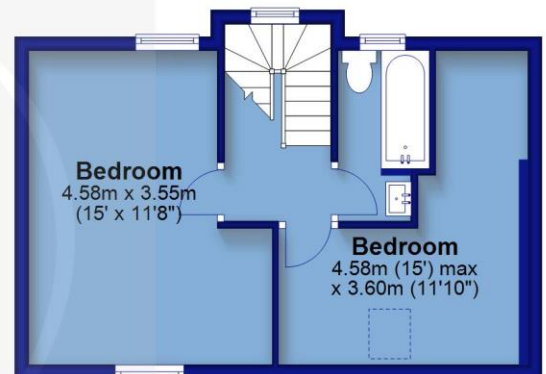
**Basement**  
 Approx. 21.0 sq. metres (225.8 sq. feet)



**Ground Floor**  
 Approx. 50.2 sq. metres (540.8 sq. feet)



**First Floor**  
 Approx. 34.5 sq. metres (370.9 sq. feet)



**Total area: approx. 105.7 sq. metres (1137.6 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.