

Regency

ESTATE AGENTS



15 AVON ROAD, BIDEFORD, EX39 4BL

O.I.R.O £175,000

A warm & welcoming bay-fronted 2 bedroom terraced house, thoughtfully improved and well presented, featuring a cosy sitting room with wood burner, kitchen/diner and a tastefully upgraded bathroom together with a sun room and low maintenance enclosed rear garden.

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A warm & welcoming terraced home, offering well presented accommodation, ideal as a first-time purchase or a comfortably sized home for those looking to downsize.

The property comprises an inviting bay-fronted sitting room, featuring a cosy wood-burning stove that creates a perfect focal point and a relaxing living space. To the rear, a kitchen/diner provides an excellent area for both everyday living and entertaining.

Upstairs, there are two good-sized bedrooms along with a tastefully modernised bathroom.

Externally, the home continues to impress with a versatile garden room offering additional reception space, complemented by a small utility area. The enclosed rear garden is both practical and private, with the added benefit of useful rear access.

Further benefits include gas central heating, uPVC double glazing and unrestricted on-road parking (available first come, first served)

A superb opportunity to acquire a stylish and comfortable home in a convenient location.

Agent's Note:

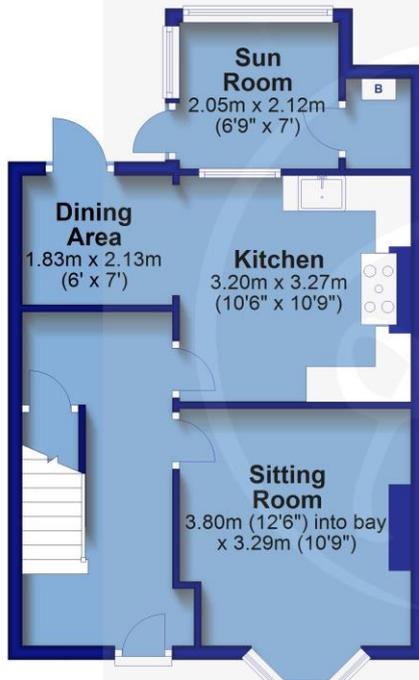
There are two areas within the kitchen/diner where minor finishing works are required. These works will be completed prior to the sale.

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



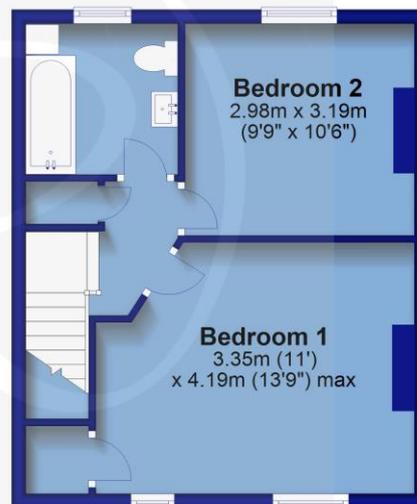
Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.9 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.