



14 PANNIER MEWS, BIDEFORD, EX39 2DT

£175,000

A modern 2 bedroom cottage style town centre home with the rare benefit of allocated parking. Offering a lounge/diner, fitted kitchen, cloakroom, enclosed courtyard, gas central heating and outside storage, it's perfectly suited to first-time buyers, investors or those seeking a convenient location.

A charming cottage-style modern home, forming part of a small mews-style development in the heart of the town centre, with the distinct advantage of an allocated parking space.

Offering comfortable and low-maintenance accommodation, the property comprises a fitted kitchen plus a lounge/diner with access to the enclosed rear courtyard garden, together a utility cupboard & cloakroom/WC.

The first floor provides two bedrooms overlooking the front and rear respectively, together with a central family bathroom fitted with a white suite and shower over the bath.

Further benefits include gas-fired central heating via a Worcester combination boiler, timber-framed double glazed windows.

An enclosed rear courtyard measuring approximately 13'8" x 10'5" with gated pedestrian side access, provides a pleasant outside space whilst to the front of the property is driveway parking plus a practical outside storage and bin store.

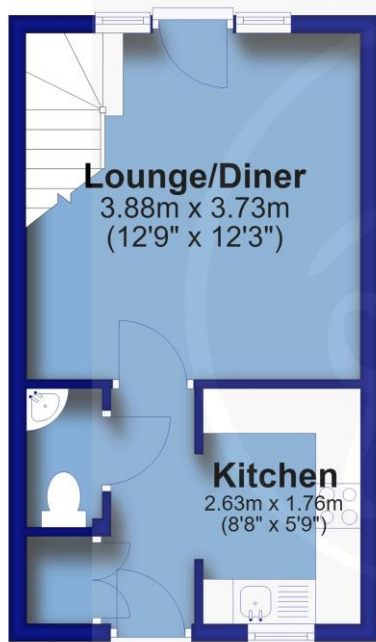
An excellent opportunity for first-time buyers, investors or those seeking a conveniently located home within easy reach of the town's amenities.

Services: All mains services are connected
Energy Performance Certificate: C (74)
Council Tax: BAND A (£1,768.28 per annum)



Ground Floor

Approx. 24.7 sq. metres (265.4 sq. feet)

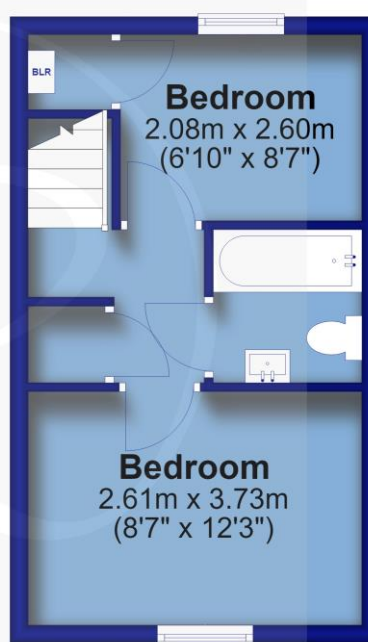


Lounge/Diner
3.88m x 3.73m
(12'9" x 12'3")

Kitchen
2.63m x 1.76m
(8'8" x 5'9")

First Floor

Approx. 24.7 sq. metres (265.4 sq. feet)



Bedroom
2.08m x 2.60m
(6'10" x 8'7")

Bedroom
2.61m x 3.73m
(8'7" x 12'3")

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.