Bond Oxborough Phillips

Changing Lifestyles

76 Meddon Street
Bideford
Devon
EX39 2EW

Asking Price: £240,000 Freehold

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

76 Meddon Street, Bideford, Devon, EX39 2EW

A SPACIOUS PERIOD HOME ARRANGED OVER 3 FLOORS WITH NO ONWARD CHAIN

- 4-5 Bedrooms
- Living Room with bay window & ornate fireplace
- Generous Dining Room (currently utilised as a home gym)
- Kitchen positioned at the rear of the house & enjoying direct access to the garden
- Luxury Bathroom with roll-top bath & walk-in shower & separate ground floor shower room
- Most furniture & contents included
- Sunny enclosed courtyard garden with covered seating area
- Large workshop & excellent storage space
- No onward chain

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Situated in an elevated position just off Meddon Street, Hillview is an impressive brick-built end-of-terrace home arranged over 3 spacious floors. Offering 4-5 Bedrooms, generous living accommodation, and the significant advantage of no onward chain, this characterful property is ideal for families seeking space and convenience.

A large proportion of the furniture and contents are included within the sale, allowing buyers to move straight in with minimal expense.

The property is entered via a welcoming Entrance Hall featuring attractive original tiled flooring. To the front is a spacious Living Room with a bay window, an ornate fireplace and fitted shelving to both alcoves, creating a warm and characterful reception space. Behind this is a generous Dining Room, currently utilised as a home gym, with the gym equipment included in the sale.

The Kitchen is positioned at the rear of the house and enjoys direct access to the garden. It is fitted with a range of base and wall units and includes a Flavel gas cooker and an American-style fridge / freezer. Adjacent is a useful Shower Room comprising a walk-in shower, concealed cistern WC and vanity wash hand basin. There is also a utility cupboard housing the hot water cylinder and providing space for a washing machine, which is also included.

Outside, the fully enclosed courtyard-style rear garden enjoys a sunny aspect and is enclosed by attractive stone walls. A covered patio provides an excellent year-round seating area, while steps rise to a raised deck with substantial storage beneath. A large workshop offers excellent space for hobbies, storage or DIY, with most tools and equipment included, and gives access to the boiler room.

The first floor provides 2 excellent double Bedrooms. The principal bedroom enjoys views to the front and benefits from an adjoining dressing room, which could equally serve as a fifth bedroom or nursery. The second bedroom features extensive fitted wardrobes and includes the ornate 4-poster bed. Completing this floor is a superb luxury Bathroom fitted with a freestanding roll-top bath, large walk-in rainfall shower, vanity wash hand basin and WC.

The second floor offers 2 further spacious double Bedrooms together with a landing area currently arranged as a home office, making it ideal for those working remotely.

With its generous accommodation, abundance of character, extensive inclusions and highly convenient location, Hillview represents a rare opportunity to acquire a substantial family home offering exceptional value and flexibility.

Agents Note

Parking is available at the nearby Honestone Street car park, where annual parking permits can be purchased for regular use.

Council Tax Band

B - Torridge District Council

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Ground Floor First Floor Second Floor

Total floor area: 199.9 sq.m. (2,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay, head South keeping the river on your left. Continue over the roundabout at the bridge until you reach a second roundabout where take the second exit and head up Torridge Hill. Follow the road uphill onto Meddon Street. Upon reaching the left hand turning to Ackland Close, number 76 Meddon Street will be found opposite this junction on your right hand side.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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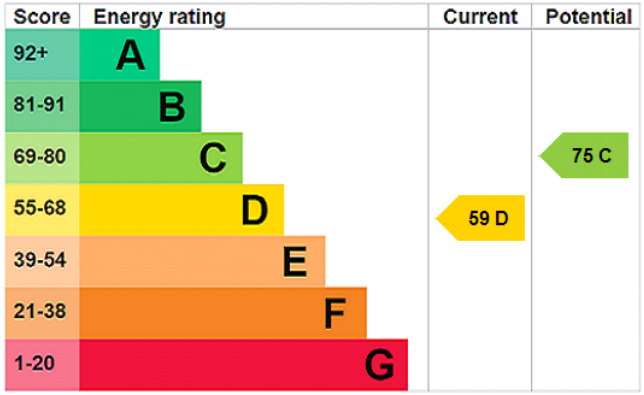

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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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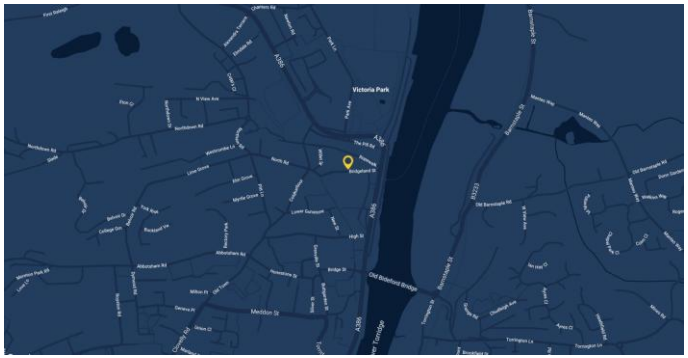
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