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Changing Lifestyles

12 Lower Meddon Street
Bideford
Devon
EX39 2BL

Asking Price: £175,000

Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

12 Lower Meddon Street, Bideford, Devon, EX39 2BL

A BRILLIANT COTTAGE OFFERING CHARM IN ABUNDANCE



- 3 Bedrooms

- Front courtyard providing space to sit out & relax
- Grand Living Room offering plenty of natural light & room for relaxing
 - Well-equipped Kitchen / Diner
 - Lovely Bathroom with roll top bath
- Ideal as a holiday let, a comfortable permanent home or a great lock-up-&-leave
- Various parking options on surrounding roads & in a nearby car park
- A viewing is essential to really get the feel for this property



This brilliant 3 Bedroom cottage offers charm in abundance. Hidden away in the heart of Bideford's intriguing Old Town, this home is accessed via a gated passage that leads to a small front courtyard that provides space to sit out and relax.

The Living Room is a grand open space that offers plenty of natural light and room for relaxing. The Kitchen / Diner is well-equipped and also provides plenty of room for rest and relaxation. Heading upstairs there are 3 generous Bedrooms and a lovely Bathroom with a roll top bath.

This home has been used as a family holiday home and also a holiday let but would serve equally well as a comfortable permanent home or as a great lock-up-and-leave. There are some wonderful walks not far from the house and there are various parking options on surrounding roads and in a nearby car park.

To show this property better and its wonderful location, a viewing is essential to really get the feel for it.



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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.



Internal Description

Entrance

Access to the property is via a gate which leads to a communal entrance courtyard with sole use of large storage cupboards. A further gate leads to a charming private entrance courtyard with space to sit out and relax. Steps up to front door.

Living Room - 19'2" x 12' (5.84m x 3.66m)

A light airy room offering plenty of space with UPVC double glazed window as well as a sash window with window seat. Stairs to First Floor with understairs storage cupboard. Feature painted fireplace. Fitted carpet, 2 radiators, TV point. Glazed door to property front. Door to Kitchen / Diner.

Kitchen / Diner - 16'3" x 9'11" (4.95m x 3.02m)

Another lovely, light and airy room with plenty of space for dining table. UPVC double glazed window. Equipped with a range of base level cabinets and drawers, wood block style work surfaces with splashbacking and single bowl sink and drainer with mixer tap over. Built-in 4-ring gas hob and built-in oven. Fridge / freezer included in the sale. Wall mounted gas fired combination boiler. Radiator, down lights, wood effect vinyl flooring. Door to small Pantry. Door to Cloakroom.

Cloakroom

UPVC double glazed window. Close couple dual flush WC and pedestal wash hand basin. Space and plumbing for washing machine. Down lights, heated towel rail, wood effect vinyl flooring.

First Floor Landing

UPVC double glazed window. Attractive feature fireplace. Fitted carpet, down lights.

Bedroom 1 - 9' x 12' (2.74m x 3.66m)

A spacious room with UPVC double glazed window. Exposed woodwork to wall. Fitted carpet, radiator, down lights. Door to Bedroom 3.

Bedroom 3 - 7'11" x 8'9" (2.41m x 2.67m)

Sash window. Fitted carpet, radiator, down lights.

Bedroom 2 - 12'5" (3.78) maximum x 7'8" (2.34)

Sash window. Fitted carpet, radiator, down lights, TV point.

Bathroom - 4'10" x 7'9" (1.47m x 2.36m)

UPVC double glazed window. Close couple dual flush WC, rolltop bath with shower attachment and cabinet mounted circular wash hand basin with mixer tap over. Wood effect vinyl flooring, heated towel rail, down lights, extractor fan.

Agents Note

This property has a large fully insulated loft space.

Council Tax Band

A - Torridge District Council



12 Lower Meddon Street, Bideford, Devon, EX39 2BL

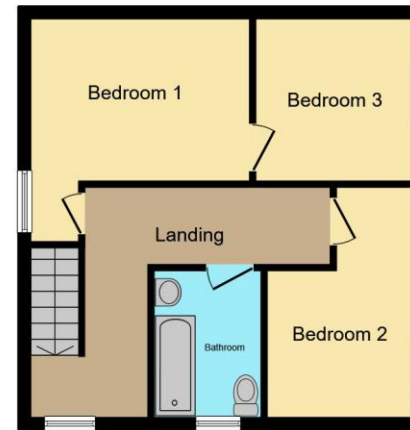


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Ground Floor



First Floor

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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Directions

From Bideford Quay proceed up the main High Street taking the second left hand turning onto Grenville Street. At the junction, continue straight on passing the left hand turning for Bridge Street and continue onto Buttgarden Street. Parking as close as you can to the junction, continue on foot turning left onto Lower Meddon Street to where number 12 will be situated a short distance on your right hand side clearly displaying a numberplate.

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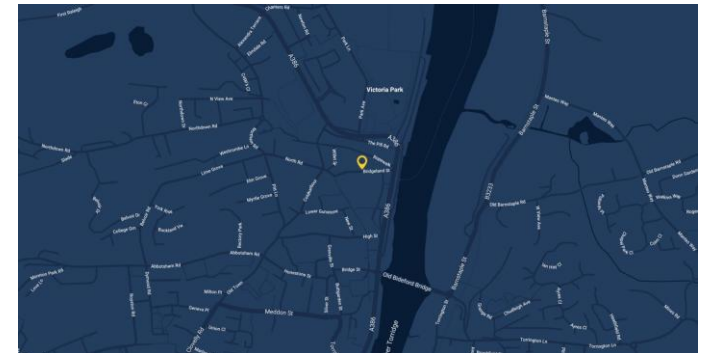
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the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	