



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

24 Meddon Street  
Bideford  
Devon  
EX39 2EF

**Asking Price: £140,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

24 Meddon Street, Bideford, Devon, EX39 2EF

A MID-TERRACE PROPERTY LOCATED IN CENTRAL BIDEFORD WITH NO ONWARD CHAIN



- 2 Bedrooms

- Spacious Living Room with large window creating a bright & welcoming feel
- Kitchen with Velux roof light flooding the space with natural light
- Ground floor Shower Room
- Small rear garden area (not directly adjoining the house) offering potential for seating or alfresco dining



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.

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## Changing Lifestyles

**Situated close to the heart of Bideford Town Centre, this 2 Bedroom mid-terrace home presents an excellent opportunity for first time buyers, investors or those simply seeking a place of their own, with the added advantage of being available for sale with no onward chain.**

**The property offers a spacious Living Room with a large double glazed window to the front that creates a bright and welcoming atmosphere, complemented by a useful understairs storage area. This leads through to a Kitchen that benefits from a Velux roof light which floods the space with natural light, while a range of fitted cabinets and drawers provides practical storage. Also on the ground floor is a Shower Room fitted with a double shower tray, an electric shower, a WC and wash hand basin. A rear door leads outside to a small garden area. Although not directly adjoining the house, the garden still offers a pleasant space to create a seating area for relaxation or alfresco dining.**

**Upstairs, there are 2 Bedrooms, the main being a generous double with a UPVC double glazed window overlooking the front, while the second bedroom, slightly smaller, enjoys a rear outlook.**

**The property would benefit from some updating, but with its central position, natural light and outside space, it provides a superb chance to secure a well-located home in Bideford and, being chain free, allows a smooth and speedy move.**

### **Council Tax Band**

A - Torridge District Council

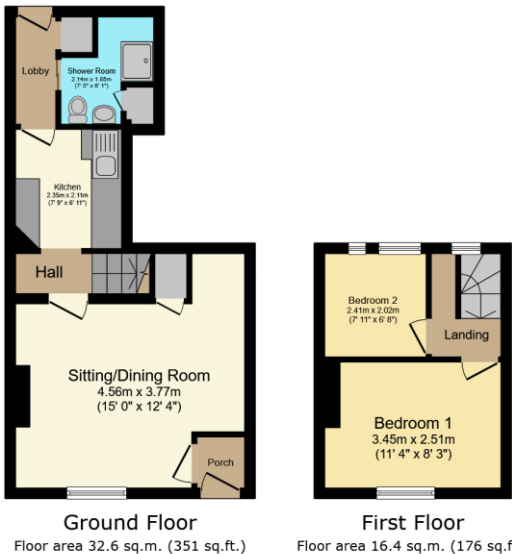
### **Agents Note**

This property is offered for sale on a "sold as seen" basis.

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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](http://www.Propertybox.io)



## Have a property to sell or let?

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Directions

From Bideford Quay proceed towards Torrington passing the Police Station on your right hand side. At the mini roundabout, turn right and follow this road around to the sharp left onto Meddon Street. Number 24 will be found on your right hand side clearly displaying a numberplate.

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 & 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 able 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.