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Changing Lifestyles

122 Meddon Street
Bideford
Devon
EX39 2EW

Asking Price: £170,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

122 Meddon Street, Bideford, Devon, EX39 2EW

A CHARACTERFUL TERRACED HOME



- 2 Bedrooms

- Entrance Porch with original tiled flooring
- Impressive, open-plan Lounge / Diner with large bay window & feature fireplaces
- Well-proportioned Kitchen / Breakfast Room
- Rear Porch, useful ground floor Bathroom & separate Utility Room
- First Floor main Bathroom with 4-piece suite
 - Impressive size rear garden with room for seating, entertaining & gardening



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Overview

Situated on the upper-end of Meddon Street, within easy walking distance of Bideford Quay and the town centre, this characterful 2 Bedroom terraced home offers surprisingly spacious accommodation arranged over 2 floors, complemented by a generous rear garden.

The property is approached via a small front garden and Entrance Porch, where attractive original tiled flooring immediately sets the tone. This continues into the impressive, open-plan Lounge / Diner, a light and welcoming space that enjoys a large bay window to the front elevation, allowing plenty of natural light to flood in. The room retains a wealth of period charm, including feature fireplaces and tasteful decorative detailing, while also offering ample space for both living and dining furniture.

To the rear of the property is a well-proportioned Kitchen / Breakfast Room, fitted with a range of units and work surfaces, with space for a range style cooker and freestanding appliances. From here, access leads to a Rear Porch and a useful ground floor Bathroom, ideal for modern family living. Beyond this is a separate Utility Room, providing additional storage and space for laundry appliances, along with housing for the gas fired boiler.

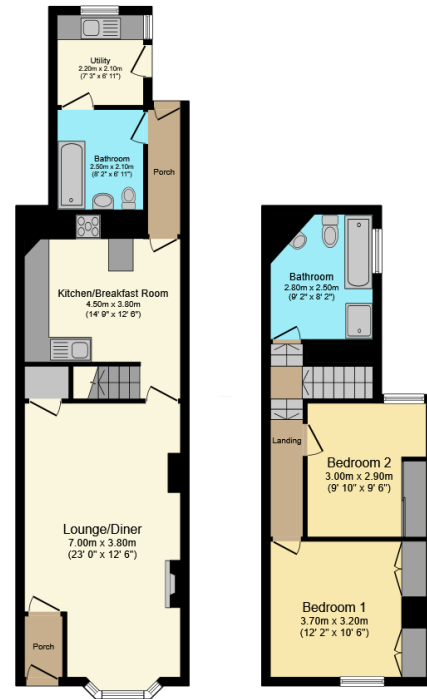
Stairs rise to the first floor landing, which gives access to 2 comfortable double Bedrooms. The principal bedroom is positioned to the front of the property and benefits from built-in storage, while the second bedroom overlooks the rear garden and is also a generous double. Completing the first floor is the Bathroom, fitted with a white suite including bath and separate shower, offering excellent practicality for day-to-day use.

Externally, the rear garden is a real highlight, extending to an impressive size for a property of this type. Laid mainly to lawn with established borders and mature planting, it offers a pleasant and private outdoor space with room for seating, entertaining and gardening. The front garden adds further kerb appeal, with steps leading up to the main entrance.

Meddon Street is conveniently located for access to Bideford's amenities, riverside walks, nearby parks and the Tarka Trail, making this an excellent opportunity for first time buyers, downsizers or those seeking a character home close to the heart of the town.

Council Tax Band

A - Torrington District Council



Ground Floor
Floor area 55.8 sq.m.
(600 sq.ft.)

First Floor
Floor area 36.9 sq.m.
(397 sq.ft.)

Total floor area: 92.6 sq.m. (997 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 hand side. 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 junction onto Clovelly Road, 122 Meddon Street will be part of the colourful terrace 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.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

