



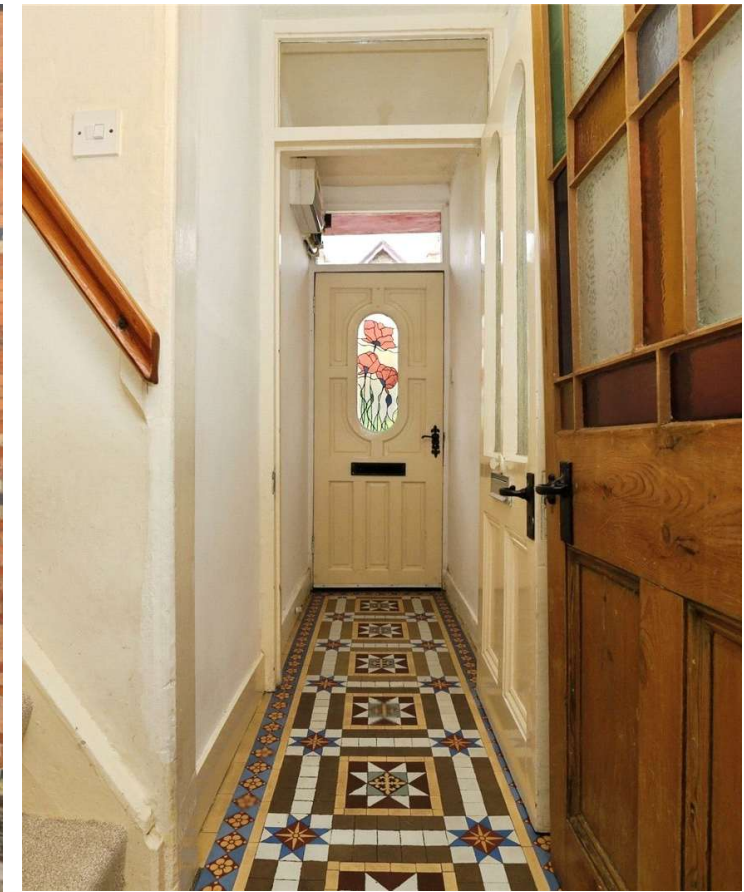
Bond
Oxborough
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Changing Lifestyles

99 Meddon Street
Bideford
Devon
EX39 2EW

Asking Price: £165,000

Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

99 Meddon Street, Bideford, Devon, EX39 2EW

A BEAUTIFULLY UPDATED CHARACTER HOME IN CENTRAL BIDEFORD



- Beautifully presented 2/3 Bedroom mid-terrace home in central Bideford
- Offered for sale with no onward chain
- 2 versatile reception rooms with character fireplaces
- Spacious loft room ideal as a study or hobby space
- Attractive enclosed courtyard garden with useful storage shed, with power
- Optional nearby rented parking for 2 vehicles available to transfer



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Nestled in the heart of Bideford and offered for sale with no onward chain, this charming 2/3 Bedroom mid-terrace home presents an ideal blend of period character, generous living space and modern comfort, all within easy walking distance of the town centre, riverside walks and local amenities.

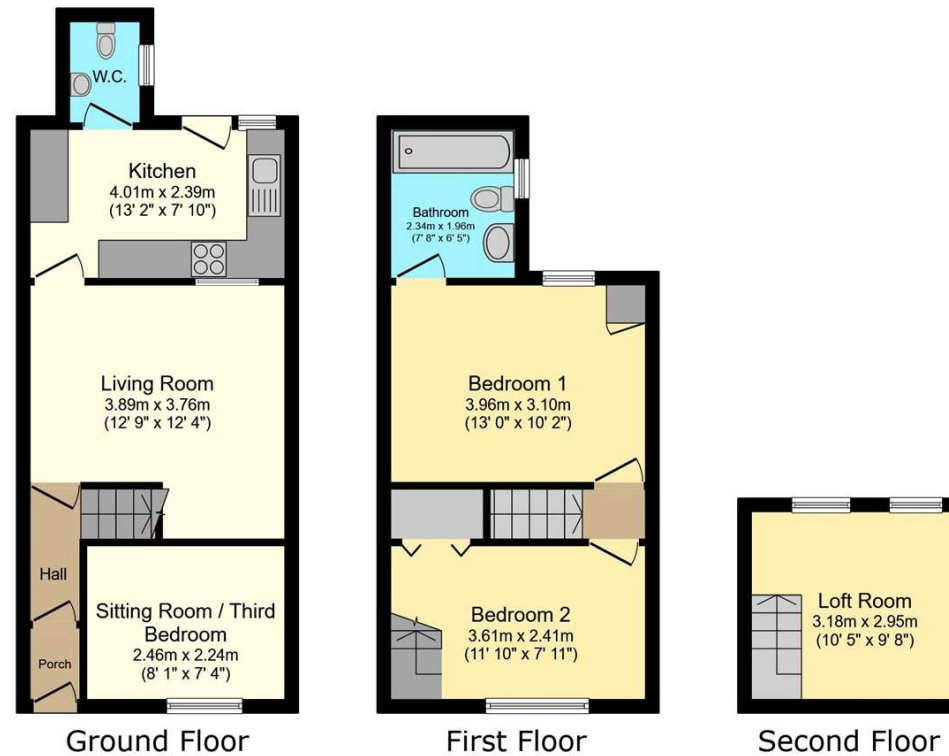
The property has been thoroughly updated by the current owner and is now presented to the market in excellent condition, offering far more space and versatility than many similar homes at this price point. The accommodation begins with an Entrance Porch leading into a welcoming Hallway, where attractive original ornate tiled flooring provides an immediate sense of character. From here, the home opens into a spacious central Living Room with a feature fireplace and a glass block window allowing borrowed light through from the kitchen. Sliding door leads through to a further front Sitting Room / 3rd child's small bedroom, which enjoys a feature fireplace and useful alcove storage. To the rear, the Kitchen is well-proportioned and fitted with a range of base units, matching drawers and work surfaces together with a built-in double oven, space and plumbing for a washing machine and space for a fridge / freezer. A UPVC double glazed window and door overlook and open onto the rear garden, while a separate ground floor Cloakroom adds further practicality.

Outside, the property enjoys a fully enclosed courtyard style garden, recently improved with artificial lawn and attractive flower borders, creating a pleasant and low-maintenance space in which to sit, relax and enjoy. At the foot of the garden is a useful storage shed measuring approximately 7'1" x 9'8", which has power.

To the first floor, the front Bedroom has a UPVC double glazed window and a drop-down ladder providing access to a particularly spacious loft room, which could serve well as a study, hobby room or occasional bedroom, subject to any necessary consents or requirements. The Main Bedroom is positioned to the rear and includes a UPVC double glazed window, a cupboard housing the natural gas fired combination boiler and direct access to the Bathroom, which comprises a bath with shower over, WC and pedestal wash hand basin.

A particularly useful additional feature is the availability of a 2-bay parking space, positioned within approximately a 2-minute walk of the property. This is currently rented by the owners at £43 per month and, we understand, can be passed on to the new purchaser, if required. This well-presented home would make an excellent first-time purchase, comfortable family home or convenient town centre base, and an early viewing is highly recommended.

Council Tax Band A - Torridge District Council



Total floor area: 77.7 sq.m. (837 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 old-world market town situated on the banks of the River Torridge. The main part of the town occupies the western bank, where narrow streets lined with whitewashed houses rise from the historic working quay towards the surrounding residential areas. Once one of England's busiest ports, Bideford today offers an attractive blend of heritage, community spirit and modern convenience.

The town centre provides an excellent range of shops, cafés, restaurants and everyday amenities. The historic Pannier Market remains a focal point, home to independent traders, artisan workshops and a variety of local businesses that help give the town its distinctive character.

Bideford enjoys a thriving sporting and social scene. Alongside well-supported rugby and football clubs, residents can take advantage of local bowls clubs, rowing and canoeing opportunities on the River Torridge, surfing along the North Devon coast and miles of walking and cycling routes, including the popular Tarka Trail. There are countless ways to become involved in community life and enjoy the area's outdoor lifestyle.

The stunning North Devon coastline is within easy reach, with the nearby towns and villages of Westward Ho!, Appledore and Northam offering golden sandy beaches, rugged cliffs, watersports and scenic coastal walks. Northam also benefits from excellent leisure facilities, including an indoor swimming pool and gym.

Beyond the coast, some of the South West's most celebrated landscapes are readily accessible. Exmoor National Park can be reached in around 30 minutes, while the spectacular moorland scenery of Dartmoor National Park is approximately 45 minutes away, providing endless opportunities for walking, cycling, horse riding and exploring.

Bideford is conveniently positioned close to the Atlantic Highway (A39), providing links towards Cornwall to the south-west and the M5 motorway to the east. Regular bus services connect the town with Barnstaple, North Devon's regional centre, as well as Westward Ho!, Appledore, Braunton, 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, then 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, continue on a little further to where number 99 Meddon Street will be found on your left-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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Please do not hesitate to contact
the team at Bond Oxborough
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01237 479 999

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

