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Changing Lifestyles

40 Meddon Street
Bideford
Devon
EX39 2EQ

Asking Price: £165,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

40 Meddon Street, Bideford, Devon, EX39 2EQ

A CHARMING HOUSE



- 2 Bedrooms
- Upstairs Bathroom
- Living Room with adjoining Dining area
 - Attractive modern Kitchen
- Small outside courtyard - ideal for morning coffees or relaxing with a book
- Owned solar panels providing a quarterly income
- Situated within a short walk of Bideford Town Centre
 - This house will make a great first time purchase, small family home or ideal lock-up-and-leave bolthole



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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40 Meddon Street, Bideford, Devon, EX39 2EQ

This charming 2 Bedroom house is situated within a short walk of the town centre of Bideford with its shops, bars and restaurants.

The house offers 2 double Bedrooms as well as an upstairs Bathroom. The Ground Floor is seamlessly connected with a Living Room having an adjoining Dining area and an attractive modern Kitchen.

There is a small outside courtyard providing a low-maintenance space, ideal for morning coffees or relaxing with a book.

For those working on a tight budget it should be noted that this house has owned solar panels that provide a quarterly income. This house will make a great first time purchase, small family home or ideal lock-up-and-leave bolthole.

Entrance Hall

UPVC double glazed door to property front. Carpeted stairs to First Floor. Luxury wood effect vinyl tiled flooring.

Lounge - 13'3" x 11'1" (4.04m x 3.38m)

UPVC double glazed window with window seat to property front. Wall mounted pebble-effect electric fire (included in the sale). Luxury wood effect vinyl tiled flooring, attractive shelved recess. Steps up to Dining Room.

Dining Room - 15'6" x 5'11" (4.72m x 1.8m)

Currently used as a Home Office. A versatile space with ample room for dining table. Understairs storage cupboard. Luxury wood effect vinyl tiled flooring, radiator. Opening through to Kitchen.

Kitchen - 11'11" x 8'11" (3.63m x 2.72m)

A contemporary style Kitchen equipped with a range of matching floor and eye level units. Cooker (included in the sale) with extractor canopy over. Space and plumbing for washing machine and fridge / freezer. Tile effect flooring, down lights. UPVC double glazed window and door to courtyard garden.

First Floor Landing

UPVC double glazed window. Hatch access to loft space. Fitted carpet.

Bedroom 1 - 10' x 9'7" (3.05m x 2.92m)

A good size double Bedroom with UPVC double glazed window to property front. Fitted with a range of mirror-fronted wardrobes. Fitted carpet.

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Bedroom 2 - 7'1" x 10'9" (2.16m x 3.28m)

UPVC double glazed window to property rear. Fitted carpet, radiator.

Bathroom - 6'6" x 8'9" (1.98m x 2.67m)

Modern 3-piece suite comprising bath with rainforest head shower over, close couple WC and pedestal wash hand basin. Door to airing cupboard housing Worcester gas fired combination boiler. Extractor fan, heated towel rail. UPVC double glazed window to property front.

Outside

Just located off the Kitchen is a small but appealing, fully enclosed courtyard garden being completely private and providing a peaceful space for outdoor relaxing.

The property fronts directly onto Meddon Street.

Useful Information

This property has owned solar panels which generate an income of approximately £450.00 per year.

Council Tax Band

A with Improvement indicator - Torridge District Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.

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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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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 40 will be found on your right hand side clearly displaying a numberplate.