



Bond
Oxborough
Phillips

Changing Lifestyles

74 Meddon Street
Bideford
Devon
EX39 2EW

Asking Price: £210,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

74 Meddon Street, Bideford, Devon, EX39 2EW

A CHARMING EDWARDIAN END OF TERRACE HOME

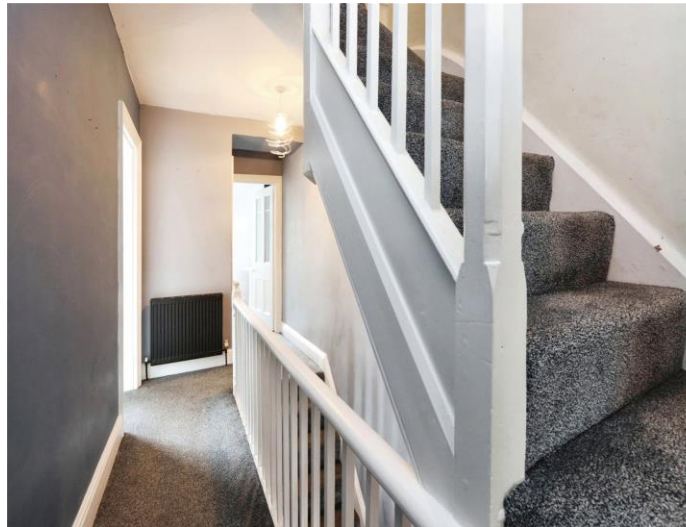


- 3 Bedrooms

- Accommodation arranged over 3 floors
- Spacious open-plan Lounge / Dining Room
 - Kitchen opening to the rear garden
 - Plenty of storage
- Fully enclosed low-maintenance rear garden with rear gated access & external storage
- Situated just a short walk from the town centre, riverside walks & local amenities
 - No onward chain



Bideford is a peaceful old world 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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Nestled in the heart of Bideford, and offered for sale with no onward chain, this charming Edwardian 3 Bedroom end-terrace home is spread over 3 floors, offering an ideal mix of character and modern comforts. Situated just a short walk from the town centre, riverside walks and local amenities.

Stepping inside, the Entrance Porch leads into a spacious open-plan Lounge / Dining Room, perfect for family gatherings or relaxing evenings. The Kitchen, which comes with included appliances, offers plenty of space for meal preparation and opens out to the rear garden. At either end of the Kitchen are 2 useful Storage Rooms, 1 under the stairs and the other as a handy pantry. New flooring has been installed to the Ground Floor which is anti-slip, anti-scratch and waterproof.

The First Floor features 2 generously sized Bedrooms, a Family Bathroom and a separate WC. On the Top Floor, the Main Bedroom spans the entire level, providing a peaceful retreat with ample natural light and extensive views across to East-the-Water and the countryside beyond.

Outside, the fully enclosed rear garden is a low-maintenance space with artificial turf and a patio area, ideal for outdoor entertaining. Additional benefits include rear gated access and external storage. The front garden is just as low maintenance, and promotes peace and privacy away from the roadside.

Council Tax Band

A - Torridge District Council



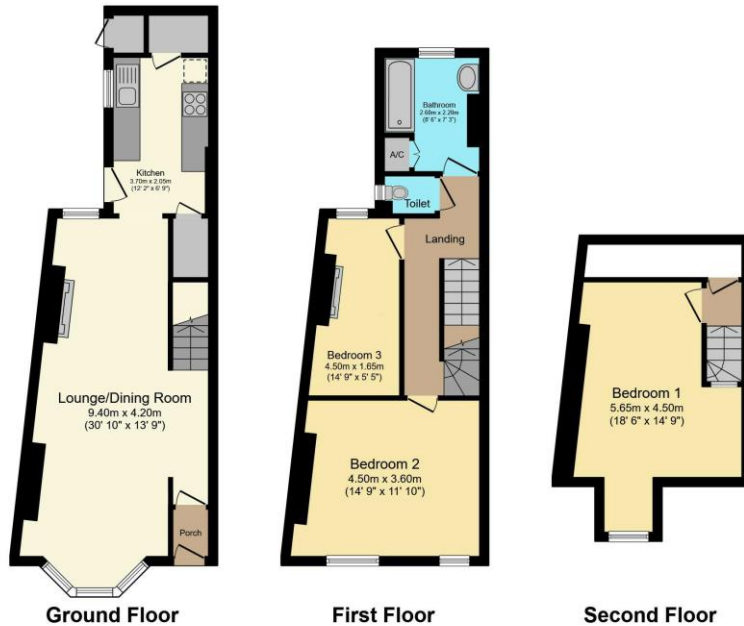
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Have a property to sell or let?

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.



Total floor area 95.6 m² (1,029 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 where take the second exit and head up Torrridge Hill. Follow the road uphill onto Meddon Street. Upon reaching the left hand turning to Ackland Close, number 74 Meddon Street will be found opposite this junction 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 & 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.