



Bond
Oxborough
Phillips

Changing Lifestyles

6 Model Terrace
Bideford
Devon
EX39 2EP

Asking Price: £167,500 Freehold



Changing Lifestyles

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AN APPEALING HOUSE LOCATED ON A QUIET PEDESTRIAN WALKWAY

- 2 Bedrooms

- Spacious open-plan Living / Dining Room
 - Fully fitted Kitchen
 - Good size First Floor Bathroom
- Small but attractive rear courtyard garden
- The house is not overlooked from either the front or the rear
- This property would make a great first time purchase or a great sanctuary for those looking for their next home



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.



This appealing row of characterful terraced houses is situated up a quiet cobbled pedestrian walkway ensuring peace, quiet and privacy.

To add to the privacy, the house is not overlooked from either the front or the rear.

On the Ground Floor there is a spacious open-plan Living / Dining Room as well as a fully fitted Kitchen. On the First Floor there are 2 Bedrooms with the Main Bedroom being particular spacious. The Bathroom is also of a good size.

To the rear of the house is a small but attractive courtyard garden and there is a bit of space to the front of the property to create an attractive display of plants and flowers.

This property would make a great first time purchase or a great sanctuary for those looking for their next home.

Entrance Porch

UPVC double glazed door to property front. Glazed door to Living / Dining Room.

Living / Dining Room - 12'7" x 21'5" (3.84m x 6.53m)

A spacious, open-plan room with ample space for lounging and dining. Useful understairs storage recess. Fireplace housing pebble effect electric fire. Fitted carpet, 2 radiators, TV point. UPVC double glazed windows to property front and rear.

Kitchen - 11' x 7'6" (3.35m x 2.29m)

Equipped with a range of cream eye and base level cabinets, matching drawers and wood-block style rolltop work surface with inset 1.5 bowl sink and drainer with mixer tap over. Built-in electric oven and gas hob with extractor canopy over. Integrated fridge / freezer and washing machine. Cabinet housing gas fired combination boiler. UPVC double glazed window and door to rear garden.

First Floor Landing

Large hatch access to loft space. Fitted carpet.

Bedroom 1 - 12'7" x 10'1" (3.84m x 3.07m)

A spacious Main Bedroom with UPVC double glazed window to property front. Fitted carpet, radiator.

Bedroom 2 - 11' x 7'4" (3.35m x 2.24m)

UPVC double glazed window with views over the park behind. Fitted carpet, radiator.

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Bathroom - 11'2" x 6'9" (3.4m x 2.06m)

A spacious Bathroom comprising bath with full wall tiling to area with shower over, close couple WC and pedestal wash hand basin. Useful built-in drawers. Heated towel rail, extractor fan, down lights. UPVC obscure double glazed window.

Outside

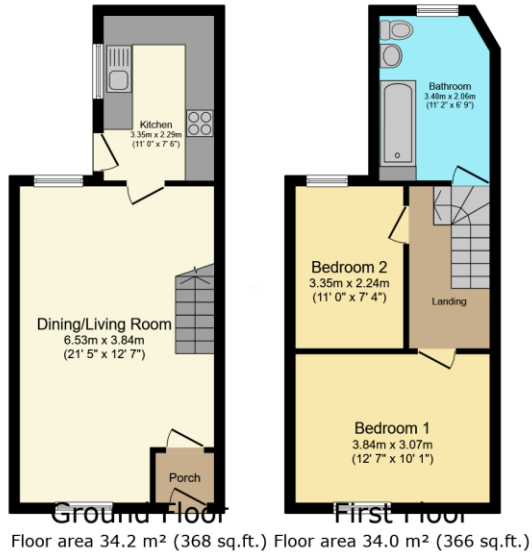
To the rear of the property is a small, private courtyard garden with an artificial lawn providing a great space to sit out and relax and enjoy the wooded backdrop.

The property is approached via a quaint cobbled walkway ensuring peace and quiet.

Council Tax Band

A - Torridge District Council

6 Model Terrace, Bideford, Devon, EX39 2EP



TOTAL: 68.2 m² (734 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed in the direction of Torrington passing over the mini roundabout with the Old Bideford Bridge on your left hand side. Proceed to the next mini roundabout and take the right hand turning onto Torrridge Hill. Continue on this road as it turns onto Meddon Street passing Blackwell's Pasties shop on your left hand side. Take the third right hand turning into Victoria Grove to where you will need to proceed on foot to 6 Model Terrace which clearly displays 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.

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