



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

6 Model Terrace  
Bideford  
Devon  
EX39 2EP

**Asking Price: £159,500 Freehold**



Changing Lifestyles

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6 Model Terrace, Bideford, Devon, EX39 2EP

## A CHARMING TERRACED HOME ON A QUIET COBBLED LANE

- 2 Bedrooms

- Spacious open-plan Living / Dining Room
  - Fully fitted Kitchen
  - Good size First Floor Bathroom
- Low-maintenance 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 anyone seeking a peaceful yet well-connected home with character and charm



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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**This charming character home, which requires some works of improvement, is nestled in a quiet cobbled pedestrian walkway offering exceptional peace, privacy and tranquillity. With no overlooking properties at the front or at the rear, it provides a secluded retreat while still being conveniently located.**

**The ground floor features a spacious open-plan Living / Dining Room suited to modern living, together with a fully fitted Kitchen designed for functionality and style. Upstairs, there are 2 well-proportioned Bedrooms, including a generous main bedroom, and a good sized Bathroom.**

**The rear courtyard garden offers a low-maintenance outdoor space for relaxing or entertaining, while the front garden area provides the opportunity to create an attractive display of plants and flowers.**

**This property is a fantastic choice for first time buyers or anyone seeking a peaceful yet well-connected home with character and charm.**

### **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**

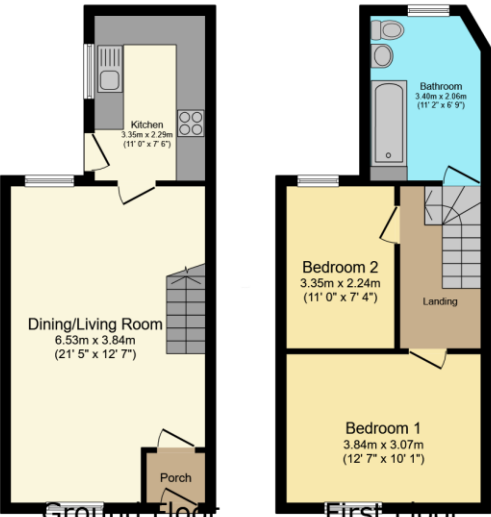
To the rear of the property is a small, private courtyard garden with an artificial lawn providing a great space to sit out and relax and enjoy the wooded backdrop.

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

### **Council Tax Band**

A - Torridge District Council

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Ground Floor First Floor  
Floor area 34.2 m<sup>2</sup> (368 sq.ft.) Floor area 34.0 m<sup>2</sup> (366 sq.ft.)

TOTAL: 68.2 m<sup>2</sup> (734 sq.ft.)

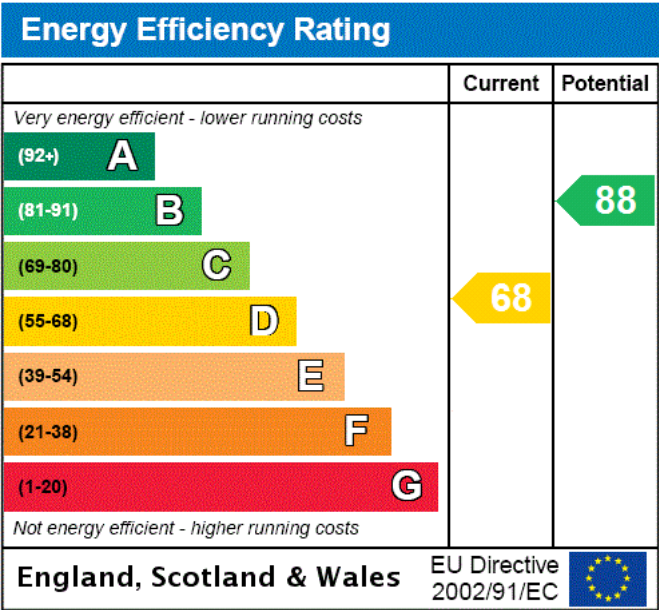
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## 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 Torridge 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.

## 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.



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.

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