



21 Lower Meddon, Bideford, EX39 2BJ
Guide Price £164,500

 **seldons**
estate agents

21 Lower Meddon Street, Bideford, EX39 2BJ

Set affording easy access into Bideford town centre and the quay front, is this mid terrace double fronted period house having 3 bedrooms, gas centrally heated, well presented accommodation with a wealth of charm and character, along with a rear courtyard. Your early inspection is advised to avoid disappointment!

- Mid terrace double fronted period house
- Easy access to town centre
- Wealth of charm and character
- 3 Bedrooms
- Gas fired radiator central heating
- Rear courtyard style garden
- Internal inspection advised!

This delightful property is pleasantly situated close to the Town Centre, the historic Pannier Market and Quay Front in the Market Town and working port of Bideford. The Town offers an excellent range of shopping and recreational facilities, together with a choice of schooling, health centres and supermarkets. It is only approximately three miles to the coastal resort of Westward Ho!, famed for its sandy beach, surfing and adjoining golf course. It is a similar distance to the yachting village of Instow, which again provides a sandy beach. There is easy access on to the North Devon Link Road leading through to the M5 at Tiverton. Barnstaple, the areas major regional centre is about 15 minutes driving distance.

21 Lower Meddon Street is a well presented double fronted period house with a wealth of charm and character, set affording easy access into Bideford town centre. The property benefits from gas fired radiator central heating, along with a number of character features. The selling agents are of the opinion that this property would be suitable to a first-time buyer, buy to let investor or as a second home.

For approximate measurements see floorplan.



ENTRANCE PORCH: Panelled entrance door with glazed fan light over, high level cupboard housing electric meter and consumer unit, mosaic tiled floor, under stairs storage cupboard. Door to:

LOUNGE: Window to fronted elevation, feature fireplace with Clarke wood burner, tiled hearth with heavy wooden surround, picture rail, TV aerial point, telephone point, radiator, exposed floorboards.

KITCHEN: Window to front elevation, attractively fitted with a range of units comprising inset sink unit with circular bowl and mixer tap, range of matching cupboards under, matching wall cupboards, tiled splash backs, cooker space with stainless steel canopy style cooker hood over, feature exposed stonework with brick archway with cupboards under, space and plumbing for washing machine/dishwasher, recess for fridge/freezer, radiator, laminate flooring. Glazed door to rear courtyard. Door to staircase to first floor.

BATHROOM: Window to rear elevation. Fitted with a white suite comprising panelled bath with shower fitment over with adjacent glazed shower screen, low level WC, pedestal wash basin, fully tiled walls, radiator, vinyl flooring.

FIRST FLOOR LANDING: Fitted carpet, ceiling trap to loft space.

BEDROOM ONE: Window to front elevation, recess with hanging rail, picture rail, radiator, exposed floorboards.

BEDROOM TWO: Window to front elevation, recess with hanging rail, picture rail, radiator, exposed floorboards.

BEDROOM THREE: Window to side elevation, built-in single bed unit with storage under, radiator, laminate flooring.

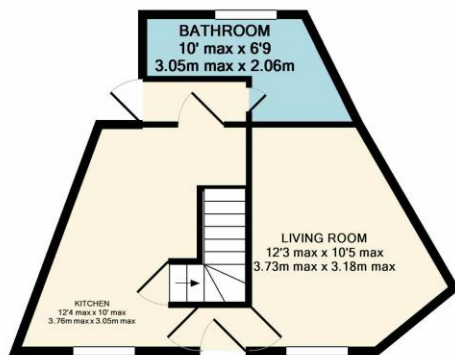
OUTSIDE: To the rear of the property is an enclosed courtyard with a paved floor and benefiting from a timber storage shed, external lighting and external tap. Restricted on road parking, or in a car park is available within a short distance of the property.

SERVICES: All main services connected

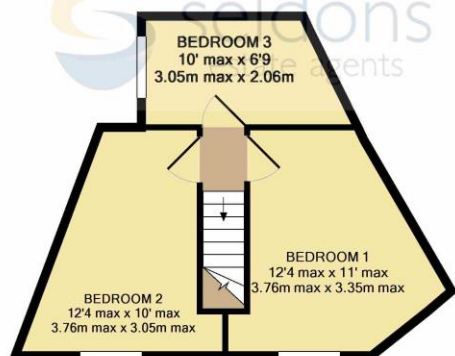
COUNCIL TAX: Band A **TENURE:** Freehold

Directions: From Bideford Quay, proceed up the main High Street taking the second left hand turning onto Grenville Street. At the junction continue straight on passing the left hand turning for Bridge Street and continue onto Buttgarden Street. Park as close as you can to the junction and proceed on foot, turning left onto Lower Meddon Street where the property is located on your right-hand side and identified by a For Sale Board.





GROUND FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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