



BRIGHTS
ESTATE AGENTS



34 MEDDON STREET, BIDEFORD. EX39 2EF - GUIDE £70,000

End of terrace two bed cottage needing complete modernising and updating throughout. The property is within a convenient location close to the Bideford Pannier market and is offering no onward chain.



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Located in Meddon Street so being within a short walk to the Victorian Pannier market, High Street Shops and picturesque Quayside. Local schools are within walking distance and regular bus services commute from the town onto the nearby seaside resort of Westward Ho! (3 miles) with its long sandy beach and adjoining championship golf course. There is easy access to the North Devon Link Road (1 mile) and Barnstaple (10 miles) or the M5 Motorway connection just north of Tiverton (45 miles).

SERVICES: All mains connected.

COUNCIL TAX: Band A.

DIRECTIONS: From Bideford Quay proceed along towards the old bridge. At the mini roundabout go straight across and follow the road. At the next mini roundabout turn up to the right into Torridge Hill, which will eventually merge with Meddon Street, the cottage will be found not far along on your right-hand side displaying its number and a for sale board in the window.

The accommodation is at present arranged to provide (measurements are approximate):-

Half glazed door into:

ENTRANCE HALL: Tiled flooring and hanging space for coats.

LIVING ROOM: 3.99m x 3.04m Electric fire and laminate flooring.

DINING ROOM: 3.30m x 2.87m Tiled flooring and radiator.

KITCHEN: 3.19m x 2.36m Working surface incorporating one and a half bowl single drainer stainless steel sink unit, two ring electric hob, tiled splashback and an eyelevel oven. Half glazed door into the rear garden.

STAIRS AND FIRST FLOOR LANDING: Wall mounted gas fire boiler.

BEDROOM ONE: 3.85m x 3.56m Radiator.

BEDROOM TWO: 3.67m x 2.73m Radiator.

BATHROOM: Coloured sweet comprising bath, low-level WC and wash basin. Fully tiled walls, radiator and tiled flooring.

OUTSIDE: Rear yard area with attractive natural stonewall and side access gate.



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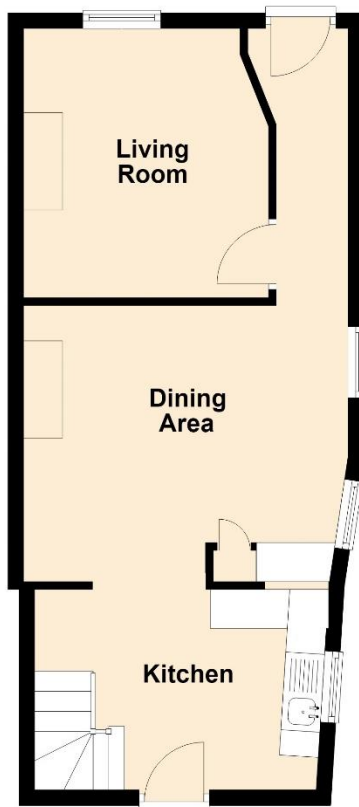
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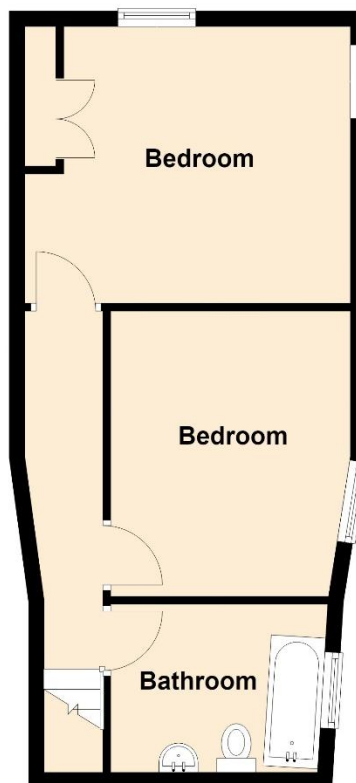
Ground Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 77.3 sq. metres (832.4 sq. feet)

NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has 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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS – It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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