



BRIGHTS
ESTATE AGENTS



130 MEDDON STREET, BIDEFORD. EX39 2EW GUIDE £105,000

Well-proportioned one bed property having a kitchen, lounge, large bathroom and a double bedroom. Complimented by a long rear garden with brick outbuilding. Situated not far from the town centre and quayside. Offered for sale with no onward chain.



brightsofbideford.co.uk
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Located towards the top of Meddon Street so being within a short walk for the town's amenities, 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: Mains water and electric. Upvc double glazed windows.

COUNCIL TAX: Band A.

TENURE: Freehold.

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 in turn becomes Meddon Street and the cottage will be found near the top of the street, elevated and set back on the right-hand side displaying the house number.

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

UPVC double glazed door into:

ENTRANCE PORCH: Tiled flooring and single glazed door into:

LIVING ROOM: 3.81m x 3.79m Fitted shelving and cupboard space with fitted carpet.

KITCHEN: 3.74m x 3.08m Working surface incorporating stainless steel sink unit, tiled splashback cupboards and drawers with matching wall units. Fitted shelving and an electric wall heater. Vinyl flooring and stairs to the first floor.

LEAN TO UTILITY ROOM: Working surface with plumbing and space for washing machine, door into the rear garden.

STAIRS AND FIRST FLOOR LANDING: Hatch to loft space and overhead shelving.

BEDROOM ONE: 3.86m x 3.77m Fitted cupboard space and laminate flooring.

BATHROOM: Fully tiled shower cubicle with electric shower fitted, low-level dual flush WC, wash basin with tiled splashback. Ladder style radiator with hatch to loft space. Fitted shelving, vinyl and carpet flooring fitted.

OUTSIDE: Fully enclosed low maintenance rear garden with patio area, small lawn and a brick built tool shed.



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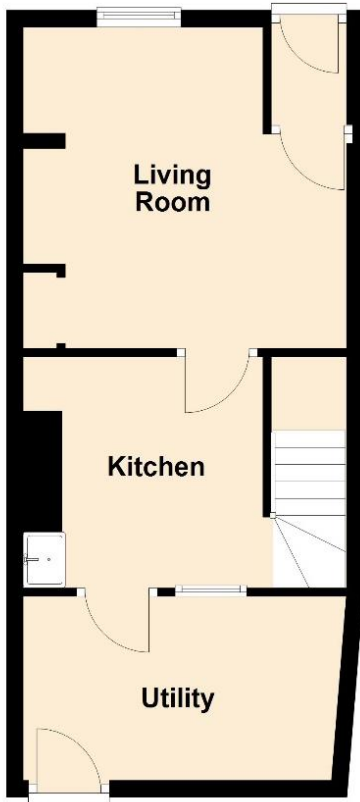


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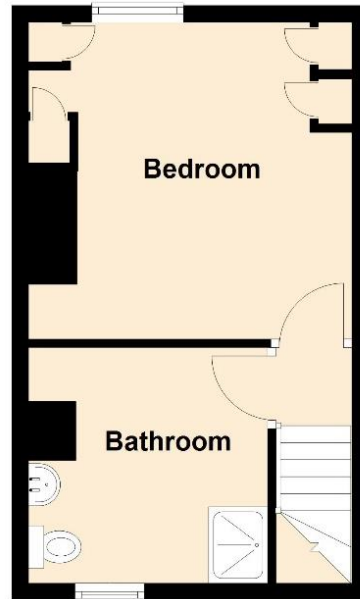
Ground Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.5 sq. feet)



Total area: approx. 59.5 sq. metres (641.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Directors: K J Bright FRICS and S A Bright BSc (Hons)

17 The Quay, Bideford, EX39 2EZ

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