



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



A spacious mid-terrace 3 bedroom town house with UPVC double glazing and Gas central heating, situated in a convenient central town location available with early vacant possession and no on-going chain.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
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8 Meddon Street, Bideford, Devon, EX39 2EF |  
 Guide Price £180,000

Briefly the property comprises: Spacious 17' lounge, White gloss fitted Kitchen, Lobby, Cloakroom and ground floor bedroom 3. First Floor landing 2 bedrooms and Bathroom.

8 Meddon Street is situated within easy walking distance of Pynes and Westcroft School's as well as the Quayside and Town Centre in the Port and Market Town of Bideford. The Town offers an excellent range of shopping and recreational facilities together with a choice of schools, health centres and supermarkets. It is only 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 and on to the M5 at Tiverton. Barnstaple, the areas major regional centre is about 15 minutes driving distance.

Directions to Find: From the Quay proceed out of town towards Torrington passing through the mini rounabout at the end of the old bridge. At the next mini roundabout turn right up Torridge Hill and into Meddon Street where No 8 will be seen on the right with BLaK Property 'For Sale' board displayed.

Lounge: 17' 7" x 17' 4" (5.36m x 5.28m) Parquet flooring, composite front door off with insert double glazed panels, 2 double radiators, meters cupboards, 2 UPVC double glazed bay windows, spotlights, built in cupboard with shelves 5'9" x 4'7", 2 steps up to:

Kitchen: 14' 9" x 9' 10" (4.49m x 2.99m) Range of grey gloss fitted base and wall cupboards with inset asterite sink with mixer taps and tile splash backing, plumbing for washing machine, black canopy filter, spotlights, radiator.

Lobby: Radiator

Cloakroom: Low level WC and washbasin with shaver point, spotlight

Bedroom Three: 10' 9" x 10' 8" (3.27m x 3.25m) Two UPVC double glazed windows, double radiator, built in cupboard with gas fired boiler providing hot water and central heating.

First Floor Landing: Loft access with light partly boarded, smoke alarm.

Bedroom One: 14' 7" x 13' 3" (4.44m x 4.04m) UPVC double glazed bay window, double radiator, double wardrobe.

Bedroom Two: 14' 8" x 7' 4" (4.47m x 2.23m) UPVC double glazed window, radiator.

Bathroom: 8' 5" x 4' 10" (2.56m x 1.47m) Three piece white suite comprising modern panalled bath with aquaboard surround with bi-folding shower glass and thermostatic shower, wash basin with tiled surround and light/shaver point, close coupled WC, heated towel rail, extractor.



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