



**DEVONIA, CHUDLEIGH TERRACE, BIDEFORD, EX394BG**

**£179,000**

A deceptively spacious 2 bedroom end of terrace house with large bathroom, 2 reception rooms, modern kitchen and enclosed courtyard garden. Benefitting from uPVC double glazing and on road parking close by, whilst being within walking distance to locals schools and amenities.



This well presented, deceptively spacious 2 bedroom end of terrace house is located in a popular residential area with local schools and amenities close by, whilst being just a short walk away from the fantastic Tarka Trail - ideal for dog walks and scenic bike rides through North Devon.

Stepping inside you are greeted by a beautiful original tiled entrance hall, leading to what is currently set up as a bedroom to the front of the property boasting a bay window. The second reception room enjoys a new log burner and plenty of storage with understairs cupboards and cabinets.

The modern kitchen has a good array of wall and base level units, with space for a fridge/freezer, dishwasher, oven and washing machine. A door leads to the rear courtyard.

Ascending upstairs, a generous bathroom comprises a large corner bath, shower cubicle, WC & pedestal wash basin. The second bedroom is to the rear, again generous in size, whilst at the front the lounge boasts a beautiful original fireplace and dual aspect with a bay window to the front.

Outside, a small wrap around garden envelopes the front and side of the property, whilst there are handy storage sheds to the rear and a covered area which provides a lovely area to sit.

**Services:** All mains services are connected  
**Energy Performance Certificate:** E (20)  
**Council Tax:** BAND A (£1598.57 per annum)



#### Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



#### First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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