

Regency

ESTATE AGENTS



51 ROYSTON ROAD, BIDEFORD, EX39 3AW

£195,000

A well maintained 3 bedroom terraced house offering comfortably proportioned accommodation including bay fronted lounge and kitchen/dining room whilst benefiting from uPVC double glazing & gas fired central heating together with a level enclosed rear garden. No Onward Chain

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Located within walking distance of the town centre, 51 Royston Road will be found in general good order throughout with relatively neutral décor together with the benefit of uPVC double glazing & gas central heating.

This comfortably sized terraced home offers well proportioned accommodation which over the ground floors comprises a bay fronted lounge with feature fireplace, and open plan kitchen/dining room which pleasantly opens out to the rear garden via French doors.

From the hall, stairs lead to the first floor landing with doors off to each of the 3 bedrooms and the bathroom. The larger double rooms overlook the front & rear respectively with recessed walls being ideal for freestanding or built-in wardrobes.

Externally, the rear garden is fully enclosed with gated access to the back lane. As with the house, the garden proportions are of a good size, allowing plenty of space for combining seating areas with the existing lawn whilst having scope for creating raised beds, borders or planters as desired.

To the front of the property is a small enclosed area of garden whilst parking is available on road, on a first come, first served basis.

Services: All mains services are connected
Energy Performance Certificate: D (59)
Council Tax: BAND B (£1,963.91 per annum)



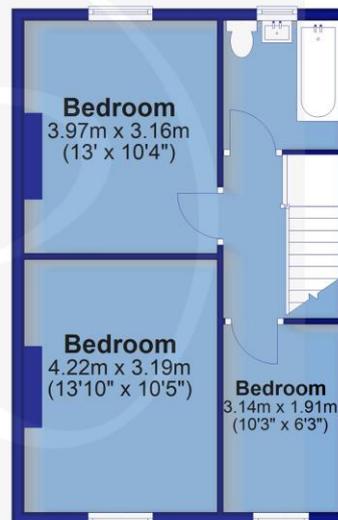
Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.8 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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