

# Regency

ESTATE AGENTS



**44 PRIDHAM PLACE, BIDEFORD, EX39 3GA**

**£214,950**

A two double bedroom modern terraced home on the outskirts of Bideford, close to amenities. Featuring a spacious living/dining room with French doors, kitchen, downstairs cloakroom, south-facing landscaped garden ideal for entertaining, and off-road parking for one vehicle.

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Located on the outskirts of Bideford, yet within easy reach of local shops, schools, and everyday amenities, this well presented two double bedroom contemporary terraced home offers stylish, low-maintenance living with the added benefit of off-road parking for one vehicle.

Step inside and you are welcomed by a light-filled entrance hallway that immediately sets the tone for the home's airy and inviting feel. The well-appointed kitchen sits to the front of the property and features a range of modern base and eye-level units, an integrated fridge freezer, a four-ring electric hob with oven below, and space and plumbing for both a dishwasher and washing machine.

To the rear, the spacious living and dining area provides a versatile layout with ample room for substantial furniture and a full dining suite, making it ideal for both relaxing evenings and entertaining guests. Clever under-stairs storage maximises functionality, while French doors flood the room with natural light and open directly onto the garden, creating a seamless indoor-outdoor flow. A convenient ground floor cloakroom with WC and wash basin completes the accommodation on this level.

Upstairs, two generously proportioned double bedrooms overlook the front and rear respectively, each offering plenty of space for wardrobes and additional furnishings. The family bathroom is fitted with a crisp white suite, including a bath with shower over, combining comfort and practicality.

Outside, the south-facing rear garden has been tastefully landscaped with a combination of paving, stone chippings, and artificial lawn to create a stylish yet low-maintenance retreat. The designated seating area provides the perfect setting for al fresco dining, summer gatherings, or simply unwinding in the sunshine.

An ideal purchase for first-time buyers, downsizers, or investors alike, this contemporary home effortlessly blends modern convenience with comfortable living in a highly desirable location.

**Services:** All mains services are connected

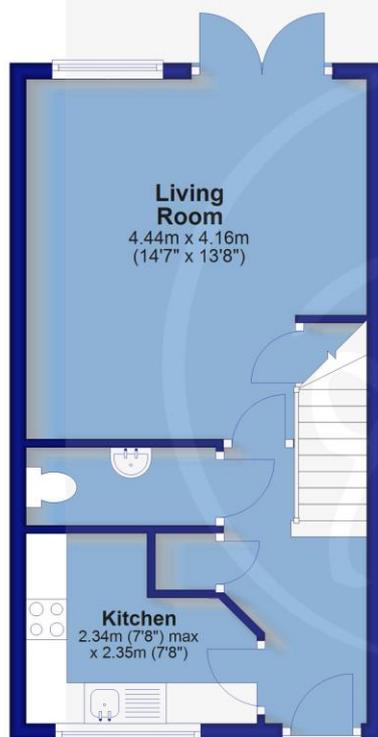
Gas fired central heating via boiler.

**Energy Performance Certificate:** B (83)

**Council Tax:** BAND B (£1,963.91 per annum)

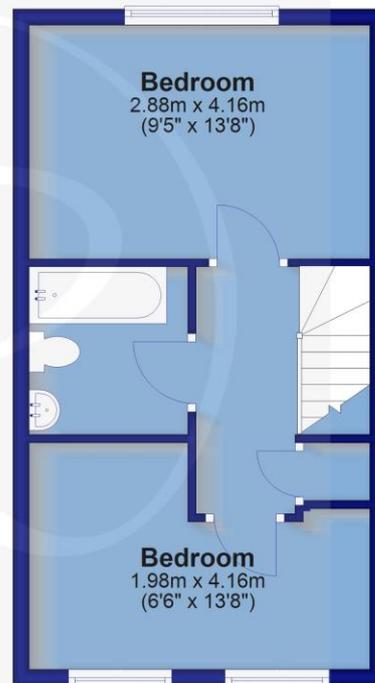
### Ground Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



### First Floor

Approx. 33.1 sq. metres (356.1 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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