

# Regency

ESTATE AGENTS



**62 CLIFTON STREET, BIDEFORD, EX39 4EU**

**£180,000**

Attractive 2-bedroom home close to Bideford town centre. Features a bay-fronted lounge, spacious dining room, modern kitchen, utility, and generous rear garden. Two double bedrooms and family bathroom. Gas central heating and double glazing throughout. Viewing recommended.

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62 Clifton Street, Bideford is ideally situated within easy reach of the town centre and a wide range of local amenities, making it a convenient and appealing home for a variety of buyers.

The property offers an attractive frontage and welcomes you into a pleasant entrance hallway, setting the tone for the deceptively spacious accommodation within. The ground floor features a bright and inviting lounge, enhanced by a bay window to the front that allows for plenty of natural light. To the rear, a generously sized dining room provides an excellent space for entertaining and flows seamlessly into a modern, well-appointed kitchen. A useful utility room sits to the side, offering additional storage and practicality, with direct access out to the rear garden.

Upstairs, the first floor hosts two well-proportioned bedrooms. The main bedroom to the front is particularly spacious and was previously configured as two separate rooms, offering flexibility for future layout changes if desired. The second bedroom is also a comfortable double room. The family bathroom is fitted with a clean, contemporary white suite, including a bath with shower over.

Externally, the property benefits from a generous rear garden, featuring a combination of patio and lawn areas—ideal for outdoor dining and relaxation. There is also a large shed providing excellent storage, along with rear pedestrian access for added convenience.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency. This well-presented home is highly recommended for viewing by the sole selling agent.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (72)  
**Council Tax:** BAND A (£1,768.28 per annum)



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.