



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 sq.m.) approx.
Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor guarantee the accuracy of the measurements, areas, fixtures, fittings, services, or any other items. Approximate measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford Quay, proceed up the High Street, turning left at the top, and then at a crossroads turning right into Abbotsham Road. Continue onwards passing Bideford College on the left, taking the 3rd turning on your left into Birdwood Crescent. Take the next right turn, and then turn left into Bailey Mews where number 22 is identified by a for sale board and number plate.

Looking to sell? Let us value your property for free!

Call 01237 879797
or email bideford@phillipsland.com

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Modern Mid Terraced House
22 Bailey Mews, College Park, Bideford, EX39 3TL

Offers In Excess Of

£230,000

- Modern Mid Terraced House
- PVC Double Glazing
- 3 Bedrooms (master en-suite)
- Parking for 2 Vehicles
- Ground Floor WC
- An Ideal Family Home!!
- Gas Central Heating
- Enclosed Rear Garden
- No Onward Sales Chain!!



Room list:

Entrance Hall with WC off

Kitchen
2.26m minimum x 1.88m (7'5" minimum x 6'2")

Living Room
4.04m x 3.86m (13'3" x 12'8")

Master Bedroom
3.05m x 2.97m (10' x 9'9")

En-Suite

Bedroom 2
3.43m maximum x 2.97m (11'3" maximum x 9'9")

Bedroom 3
3.43m maximum x 1.98m (11'3" maximum x 6'6")

Family Bathroom

Overview

22 Bailey Mews comprises an immaculately presented modern mid terraced house, constructed circa 2016, and benefitting from the balance of an NHBC warranty, having 2 storey PVC double glazed and gas centrally heated accommodation, and pleasantly set within the highly popular College Park development. Available to the market vacant, with no onward sales chain, the selling agents recommend an early inspection for anyone seeking to acquire a comfortable family residence - your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides a welcoming entrance hall with storage areas and with a laundry cupboard with plumbing for a washing machine, and also with a WC off, a well appointed kitchen with integral appliances, and a living room overlooking the rear garden, with sliding patio doors. To the first floor there are 3 bedrooms, the master having en-suite facilities and integral wardrobes, along with 2 further bedrooms, and a family bathroom.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing, shopping, business and commercial venues.

Services

All Mains Services Available

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

To the front of the property is a parking facility for 2 vehicles, along with a small gravelled area ideal for pots and tubs etc. A passage way to the left hand side of the house, with an electric vehicle charging point, leads to the enclosed rear garden with a paved patio and steps to a raised lawned area, where there is a substantial garden store/workshop, approximately 11' x 6'.

We are advised that the property is liable for a maintenance charge of £100, payable 6 monthly, to cover the upkeep and maintenance of communal parts of the development, within which it is located.