



**122 MORETON PARK ROAD, BIDEFORD, EX39 3HA**

**£185,000**

A well-maintained 3 bedroom mid-terraced home in a quieter pedestrian setting, offering comfortable accommodation, kitchen/diner, enclosed two-level garden and rear garage. An excellent first-time buy with scope to modernise and create a home to suit your own style.

An appealing three-bedroom mid-terraced home, well maintained throughout while offering scope for some updating and modernisation to create a home tailored to individual tastes.

The accommodation provides a comfortable lounge together with a sociable kitchen/diner, while gas-fired central heating and uPVC double glazing ensure year-round comfort. To the rear, an enclosed garden arranged over two manageable levels provides a pleasant outside space for relaxing or entertaining.

A particularly useful feature is the garage located to the rear, while the property itself enjoys a quieter position set back from passing traffic, with access via a pedestrian walkway serving the house and neighbouring properties.

An ideal opportunity for first-time buyers, the property combines a practical layout, manageable outside space and useful garaging with the potential to add value and personal style through future improvements.

**Services:** All mains services are connected

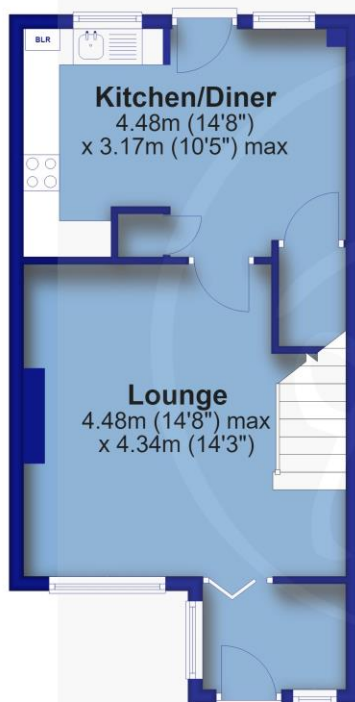
**Energy Performance Certificate:** C (69)

**Council Tax:** BAND B (£2,063.00 per annum)



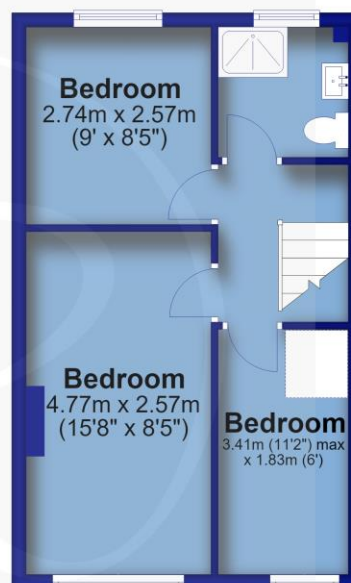
## Ground Floor

Approx. 37.2 sq. metres (400.2 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.6 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.