



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		81
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



66 Meddon Street Bideford

- Spacious End Terraced Victorian House
- Currently Run as a House of Multiple Occupancy
- Communal Kitchen and Shower Room
- Rear Courtyard / Off Road Parking Area
- Walking Distance to Town Centre
- Double Glazing and gas Centrally Heated Throughout
- Potential 15% Gross return



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.

Five Bedroom end of terrace house currently converted to a H.M.O providing 5 letting units generating a good income.

Potential to put back into a family home. Provides ample living accommodation with two rooms on the ground floor, modern Kitchen, two bedrooms, on the first floor and a spacious top floor room. Family Bathroom. Benefits from parking at the rear, Gas central heating and fully double glazed, NO CHAIN.

The picturesque town of Bideford is situated alongside the River Torridge with its twice weekly pannier market and working port. There are an excellent range of national and locally owned shops together with a variety of bars, restaurants, schools and visitor attractions for all ages. With easy access to Tarka Trail and attractive views.

Entrance Porch

Entrance Hall

Room One

8.35m x 2.86m (27' 5" x 9' 5")

Communal Kitchen

6.06m x 2.27m (19' 11" x 7' 5")

Room Two

3.35m x 2.82m (11' 0" x 9' 3")

First Floor

Landing

Room Three

4.45m x 2.03m (14' 7" x 6' 8")

Room Four

3.84m x 3.73m (12' 7" x 12' 3")

Communal Bathroom

with walk in shower.

Separate W.C

Second Floor

Room Five

6.34m x 3.89m (20' 10" x 12' 9")

Outside

Small front garden. Rear parking area.

SERVICES

Mains Connected Gas, Electric and Water. Council Tax Band A. Communal Wi-fi.

A telephone is currently installed.

RENTAL INCOME

Room 1 - £105pw

Room 2 - £90pw

Room 3 - £90pw

Room 4 - £105pw

Room 5 - £100pw (Special Rate)

Gross Income Potential - £25,480 (More details available upon request)

DIRECTIONS

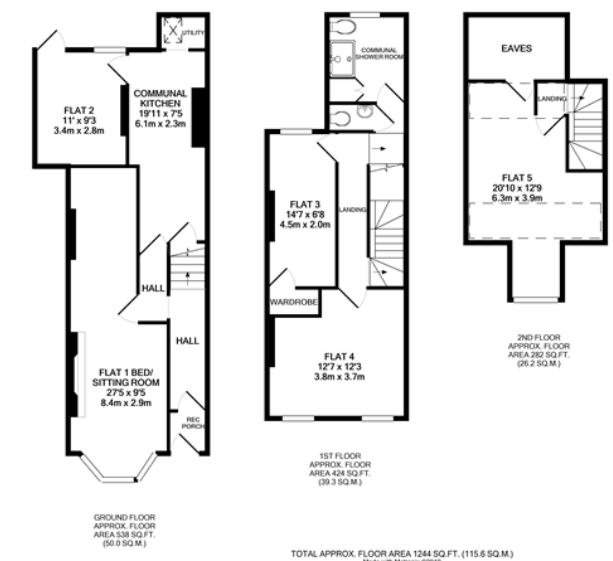
Proceed along New Road with the river on your left. Follow the road as it bears to the right and continue up the hill, bearing left onto Meddon Street. Continue up the hill where number 66 will be seen on the right hand side (just before the turning into Victoria Grove) a 'For Sale' board clearly displayed.

PROPERTY FACTS

*Not Listed

*Potential Return c15%

* Close to town centre



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