



## 6 Fillablack Road, Bideford

Asking Price Of £135,000

 1 Bedroom

 1 Bathroom

 EPC TBC

- No Chain
- Garage & Off Road Parking
- Good Sized Garden
- Popular Residential Development
- Ideal Investment
- Close To Facilities
- Viewing Recommended
- Ideal First Home

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# 6 Fillablack Road,

Bideford EX39 4AD

We are delighted to offer this easy to run one bedroom coach house occupying a convenient position with easy access to nearby facilities. Briefly comprising an open plan lounge/diner and kitchen, one bedroom and a family bathroom. The property also benefits from a garage and dedicated off-road parking space. This property is considered the ideal first home, buy to let investment or property to downsize. Offered with no onward chain, this property can be occupied with the minimum of delay and expense.

**HALLWAY** Welcomes you into the home, with access to the garage and stairs up to the living space.

**LOUNGE/DINER 16' 6" x 10' 8" (5.03m x 3.27m) MAX: (5.76x5.03)**

Open plan lounge/diner with a dual aspect allowing light to flood the room.

**KITCHEN 11' 5" x 8' 2" (3.50m x 2.49m)**

Fitted with matching hand and eye level units, benefitting from an integrated oven and gas hob, overhead extractor fan, stainless steel sink with drainer and under counter plumbing for a washing machine.

**MASTER BEDROOM 10' 5" x 8' 8" (3.19m x 2.66m)**

A good sized double bedroom overlooking the rear of the property and onto the garden, with handy built in wardrobes.

**BATHROOM 7' 8" x 5' 6" (2.36m x 1.68m)**

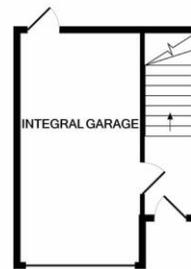
Comprising of a bath with shower over, low level WC and wash hand basin.

**GARAGE 16' 6" x 7' 11" (5.03m x 2.42m)**

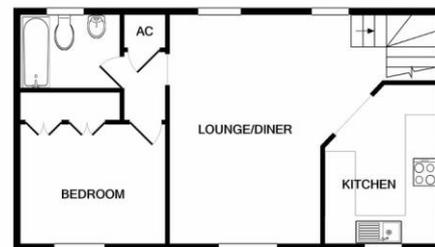
The garage can be accessed internally or via the up and over door, with light and power inside.

**OUTSIDE** Accessed via the garage or side gate, the garden wraps around the property and is currently laid with chippings and shrub boarders. The garden is generously proportioned and offers a delightful space to enjoy the sunshine.

**VIEWINGS** Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



GROUND FLOOR



1ST FLOOR

Tenure: Freehold

Local Authority: Torridge District Council.

Council Tax: Band A.

Services: All Mains Services Connected

Energy performance certificate (EPC)

TBC

## Directions

From Bideford Quay, proceed South towards the Old Bridge. At the roundabout turn left and proceed across the bridge and at the next roundabout, turn left. Follow to road a short distance taking the second turning right into Manteo Way. Proceed up the hill and take the first right hand turning into Fillablack Road, straight ahead you will see the coach house and proceed underneath where you will find number 6 Fillablack Road.

**IMPORTANT NOTICE** - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via [morrisandbott.co.uk](http://morrisandbott.co.uk), as and when they are made available by the property owner.

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