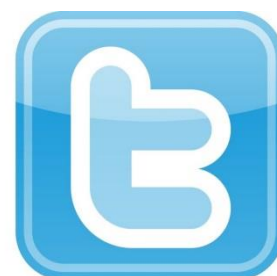


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



A spacious and well-presented 2 Bedroom Ground Floor apartment available with an allocated parking space. This stylish property benefits from a particularly spacious Sitting Room, a contemporary fitted Kitchen with built in appliances and an En-suite Master Bedroom



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**74 Buckland Close, Bideford, Devon, EX39 5AJ | £124,950**



Briefly the property comprises: Communal Entrance Hall, Entrance Hall, Lounge/Diner, Kitchen with integrated appliances, Master bedroom with Ensuite and built in double wardrobe, Bedroom 2 and Bathroom, Outside allocated car parking space.

Bideford is a popular working Port and Market Town situated on the banks of the River Torridge and housing a good selection of everyday amenities. At Bideford, access is available via the A39 (North Devon Link Road) leading through to Barnstaple, North Devon's regional centre located on the banks of the River's Taw and Yeo, and housing the area's main shopping business and commercial venues. At Barnstaple, the A361 (North Devon Link Road leads through to Junction 27 of the M5, part of the National Motorway Network. Close at hand is North Devon's popular coastal resort of Westward Ho! with its long golden sandy blue flag beach, pebble ridge and the Royal North Devon golf course, along with the neighbouring former fishing village of Appledore with its quaint narrow streets and Quayside. North Devon's rugged coastline is accessible around the areas of Hartland and Clovelly.

Directions to Find: From Bideford Quay proceed along the Quay and at the mini roundabout at the end of the Old Bideford Bridge proceed straight across and at a further mini roundabout turn right up Torridge Hill. Proceed along this road and up Clovelly Roadturning left into Bowden Green and follow the road around to the left passing Bideford Cemetery on your right and shortly thereafter turn left into Buckland Close where the property will be found a short way along on the right.

The accommodation comprises: (all measurements are approximate)

Entrance Hall: Door to communal Entrance Hall, cupboard with shelving, intercom to main entrance.

Lounge/Diner: 16' 0" x 12' 10" (4.87m x 3.91m) Oak laminate flooring, 2 radiators, UPVC double glazed window, television point, spotlights, square open arch to:

Kitchen: 10' 7" x 6' 8" (3.22m x 2.03m) A range of eye and base level cabinets with matching drawers, granite effect work surfaces with tiled splashbacking and 1.5 bowl stainless steel sink unit with mixer tap. Space for fridge / freezer, built-in Candy washing washing machine, built-in stainless steel Candy electric oven and gas hob with extractor canopy over. Wall mounted gas fired combination boiler, UPVC double glazed window

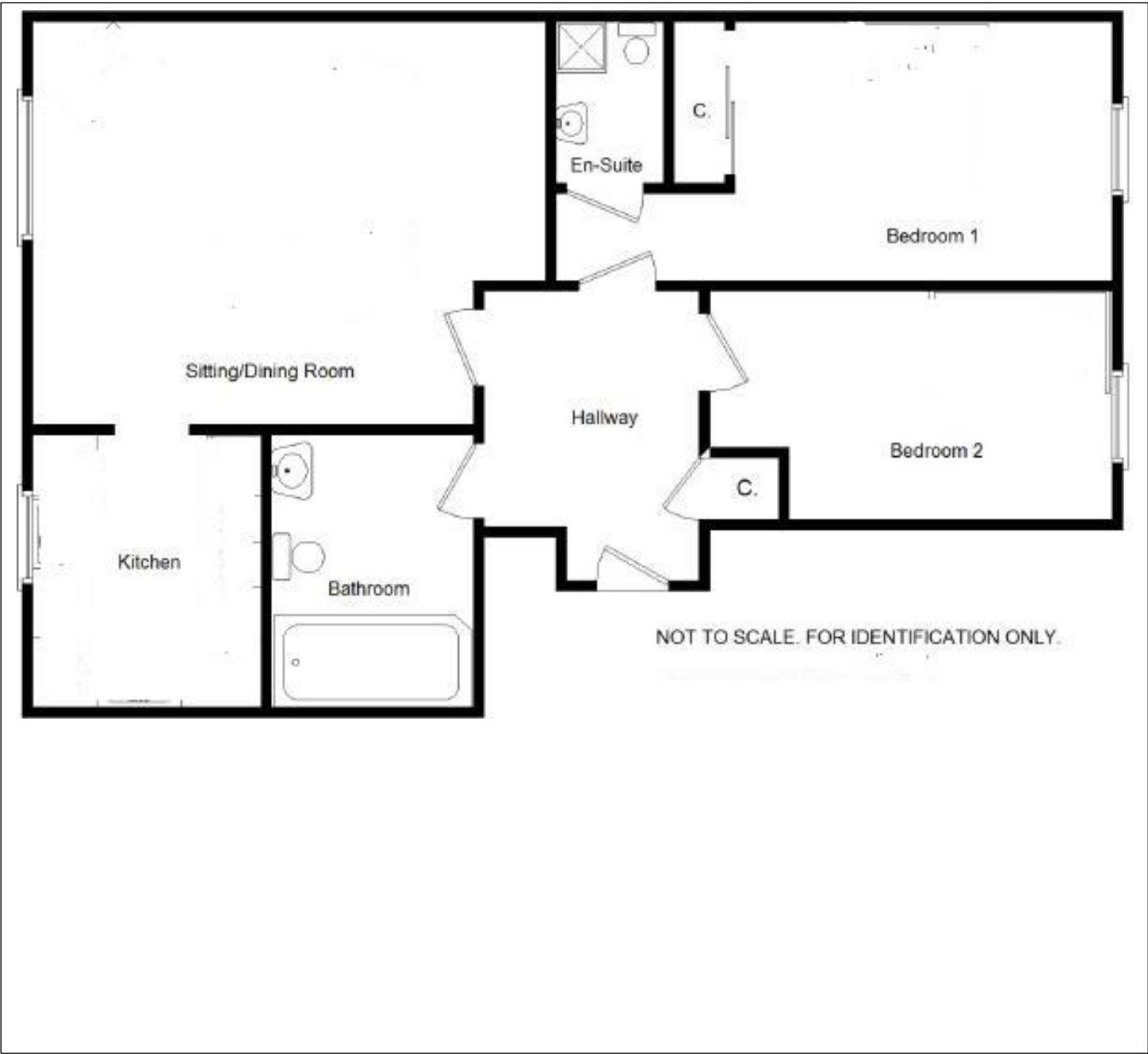
Bedroom One: 9' 0" x 8' 7" (2.74m x 2.61m) Built in double mirror fronted wardrobe, UPVC double glazed window, radiator.

Ensuite: 5' 7" x 5' 1" (1.70m x 1.55m) 3-piece White suite comprising close couple dual flush WC, pedestal wash hand basin with tiled splashbacking and fully tiled corner shower cubicle with electric Mira shower. Heated towel rail, extractor fan.

Bedroom Two: 11' 0" x 7' 6" (3.35m x 2.28m) UPVC double glazed window, radiator.

Bathroom: 6' 1" x 5' 4" (1.85m x 1.62m) 3-piece suite comprising pedestal wash hand basin with tiled splashbacking, close couple dual flush WC and bath with shower attachment. Half tiled walls, heated towel rail, vinyl floor covering, extractor fan.

Tenure: Balance of 199 year lease from 2006. £60 PCM to cover the Buildings Insurance cover, upkeep and maintenance of all communal halls, stairways, internal areas and exterior of the building. Each apartment also owns an equal share in the Freehold of the building.



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