

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>	77	77
(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>	74	74
(55-68) <b>D</b>		
(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 Well Presented 3 Bedroom Modern Detached House with 18' Lounge, 18' Kitchen/Dining Room and Master En-Suite together with an enclosed Rear Garden with Extensive Timber Decking Garage and Off Road Parking with an open outlook across nearby woodland and a good degree of privacy, close to Bideford Town



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31 Harlseywood Bideford Devon EX39 3FB | £245,000



Briefly the property comprises: Entrance Hall,Cloakroom, spacious Lounge, Kitchen/Diner, First Floor landing, Master bedroom with Ensuite, 2 further Bedrooms and family Bathroom, Outside, Parking and Garage, extensive Decking areas and Garden Shed.

Situated on the banks of the Torridge Estuary, the active port and market town of Bideford offers a wide range of national and local shopping, banking and recreational facilities together with its historic Pannier Market offering local fresh produce together with local art and craft stalls. Nearby villages include Northam, with its many amenities including Health and Dental Centre, Leisure Centre and its Burrows Country Park offering many attractive walks and stunning vistas, together with Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, and Westward Ho! with its long sandy beaches and championship Golf Course. The national parks of Exmoor and Dartmoor are within easy reach and other local visitor attractions include the Tarka Trail being popular with cyclists and walkers alike, the Atlantic Village retail outlet, Clovelly and Hartland Quay. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 9 miles distant, and beyond to the national motorway network.

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street turning left at the very top and taking the 1st right hand turning onto Abbotsham Road. Passing Bideford College on your left hand side and the left hand turning onto Moreton Park Road, Harlseywood will be found the 1st turning on your right hand side. Upon entering the development bear right where number 31 will be situated on your left with BLaK Property For Sale board displayed.

The accommodation comprises (all measurements are approximate):

Entrance Hall: Radiator, Coving to ceiling, smoke alarm

Cloakroom: Low level WC, was basin with tiled splashbacking, cloaks rail, extractor, radiator.

Lounge: 18' 5" x 10' 1" (5.61m x 3.07m) Fireplace with electric fire with marble insert, coving to ceiling, 2 radiators, UPVC french doors off to the rear.

Kitchen/Diner: 18' 4" x 14' 8" (5.58m x 4.47m) Range of wood effect fronted base and wall cupboards with tiled splashbacking and stainless steel sink unit, inset stainless steel 4 ring hob and oven with extractor, plumbing for washing machine, understairs cupboard, spotlights, UPVC double glazed windows, telephone point. Personal door to garage.

First Floor Landing: LED spotlights, coving to ceiling, smoke alarm, access to cupboard housing gas central heating boiler.

Bedroom One: 10' 4" x 9' 10" (3.15m x 2.99m) Two built in double wardrobes, radiator, UPVC double glazed window.

Ensuite: 7' 2" x 3' 10" (2.18m x 1.17m) Three piece suite comprising Large shower cubicle with thermostatic shower, washbasin wirth tiled splashbacking, and low level WC, spotlights, extractor, UPVC double glazed window.

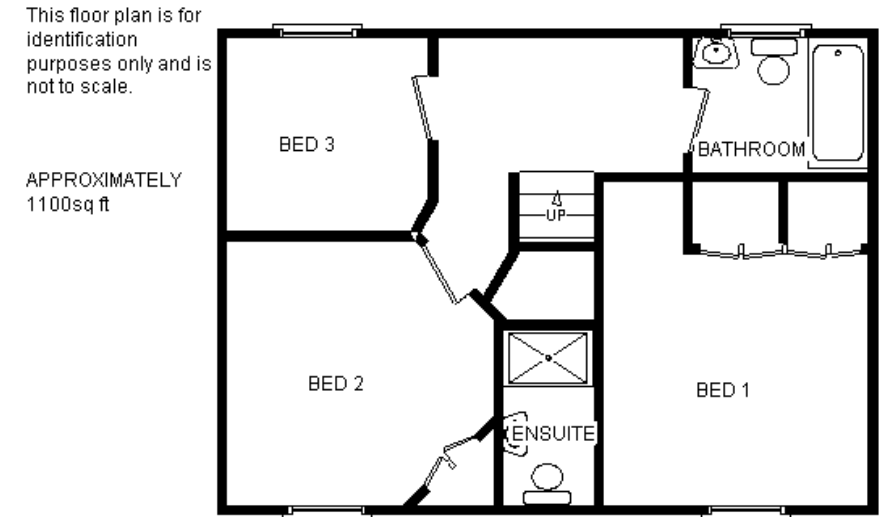
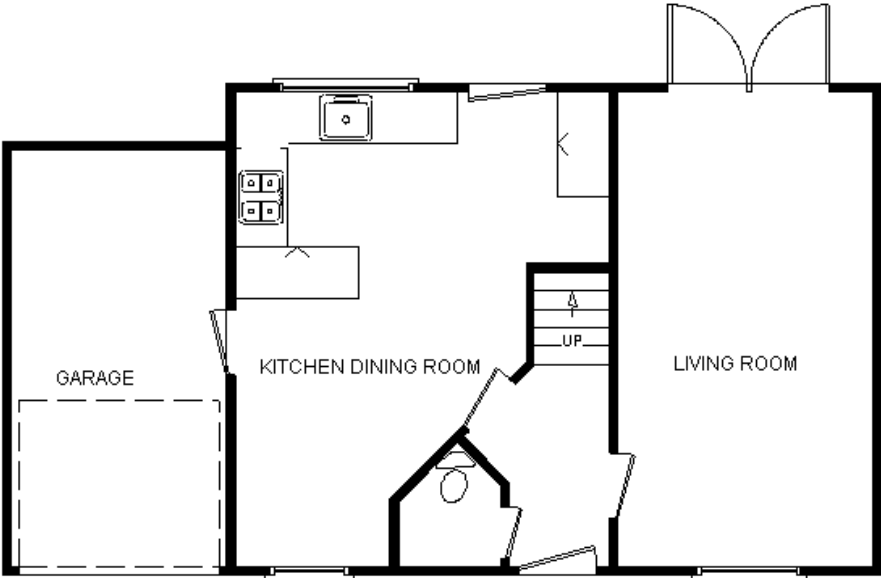
Bedroom Two: 10' 7" x 10' 5" (3.22m x 3.17m) Radiator, UPVC double glazed window, loft access,

Bedroom Three: 8' 1" x 7' 9" (2.46m x 2.36m) Loft access, radiator, UPVC double glazed window, built in wardrobe.

Family Bathroom: 7' 3" x 5' 5" (2.21m x 1.65m) Threepiece white suite comprising, modern panelled bath with tiled surround and thermostatic shower above, wash basin with tiled surround and low level WC, spotlights , extractor, radiator.

Outside: There is a small frontage with a parking space to one side of the property. At the rear of the property is a landscaped garden designed with easy maintenance in mind and large areas of timber decking with fitted decking lights, chipping area with flower borders, outside tap, water butt, Graden shed.

Garage: 16' 4" x 8' 7" (4.97m x 2.61m) Up and over door power and light connected, door to Kitchen



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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