



12 Avon Road, Bideford, EX39 4BL

Guide Price £210,000

- NO CHAIN!
- Gated Off Road Parking
- Corner Plot
- Ideal First Home/Buy to Let
- Council Tax Band A
- Spacious Accommodation
- Workshop
- Convenient Location
- Viewing Recommended
- Brand New Boiler

12 Avon Road

Morris and Bott are delighted to present this family home offering spacious and well-planned accommodation throughout. In brief, the property comprises a kitchen, spacious dining room and cosy lounge, followed by three bedrooms and a family bathroom. The property also features a workshop and gated off road parking situated on a delightful low maintenance corner plot garden, all while being just a short stroll from town. This property is sure to appeal to those seeking a substantial family home, a first home or a sound buy to let investment. Available with NO ONGOING CHAIN!



Council Tax Band: A



Entrance Hall

Welcomes you into the property.

Living Room

11'8" x 11'4"

A good sized living room with a large bay window allowing light to flood the room.

Dining Room

11'10" x 10'8"

A second reception room which makes a perfect dining room with a handy hatch opening to the kitchen.

Kitchen

7'8" x 6'10"

The kitchen is equipped with a range of hand and eye level units, offering storage along with a built in cooker and hob, sink with drainer.

Utility Room

9'3" x 6'2"

Ample space for appliances and door leading to the rear garden.

WC

Low level WC.

First Floor

Bedroom 1

11'8" x 11'2"

A generously sized double room found at the front of the home.

Bedroom 2

11'10" x 11'2"

A further good sized double room, overlooking the rear garden.

Bedroom 3

7'1" x 4'6"

A small double bedroom, overlooking the front of the property.

Bathroom

6'0" x 5'8"

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

Workshop

14'0" x 13'2"

An excellent addition to the property with light and power connected.

Outside

The property is located on a good size corner plot and benefits from gated off road parking. The garden wraps

around the home and has a large patio perfect for entertaining.

Services

All mains services connected. Gas fuelled central heating.

Viewings

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

Income Potential

We would suggest that within the current market, a rent of approximately £925 pcm should be achievable. If you have any questions regarding this then please feel free to contact the Lettings Team on 01237 459 998 where they would be delighted





Directions

From our office on the Quay, continue across The Long Bridge to East of the Water. At the mini roundabout, continue straight ahead and proceed up the hill. Take the right hand turning onto Avon Road where number 12 will be situated on your right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

