



54 Fillablack Road, Bideford, Devon, EX39 4AD

Guide Price £209,950

- Well Presented Two Bedroom Home
- Close To Town and Amenities
- Ideal First Time Buy!
- Modern Fitted Kitchen
- Two Double Bedrooms
- Off Road Parking
- Low Maintenance Rear Garden
- Council Tax Band B
- Handy Side Access
- Popular Residential Development

54 Fillablack Road, Bideford

This modern two bedroom home offers a fantastic opportunity for any first time buyers and buy to let investors alike. Number 54 occupies a tucked away position within this popular estate backing onto the developments greenspace and within walking distance to a local supermarket and just a stones throw into Bideford Town. The property benefits from off-road parking, a light and airy living room, a well fitted, modern kitchen and bathroom, two double bedrooms and a private rear garden with handy side access. Viewing highly recommended.



Council Tax Band: B



Ground Floor

Entrance Hallway

Welcomes you into the home.

Kitchen

The kitchen is well fitted with a range of matching hand and eye level units housing an electric oven and hob, sink with drainer.

WC

A two piece white suite comprising a low level WC and hand wash basin.

Lounge/Diner

The lounge is a light and airy inviting space. With its comfortable seating arrangements and tasteful decor, this room offers a perfect setting to unwind and enjoy quality time with family and friends. With a handy storage cupboard and French doors that lead out onto the low maintenance garden.

First Floor

Bedroom One

A good sized double room with window overlooking the front of the property.

Bedroom Two

A further double bedroom with views over the garden.

Bathroom

A modern three piece suite comprising a bath with shower over, low level WC and hand wash basin.

Outside

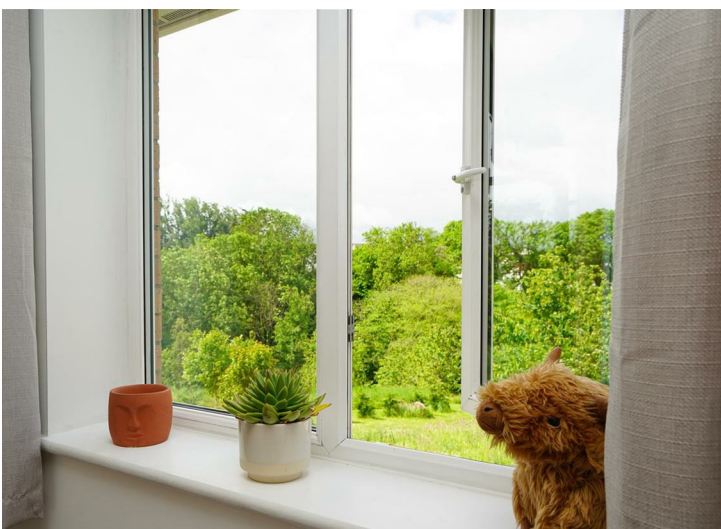
As you approach the property, there is off-road parking available and side access leading to the rear garden, the rear garden is conveniently laid with artificial lawn with a raised decking area and French doors opening into the lounge.

Services

All mains connected. Gas fired central heating.

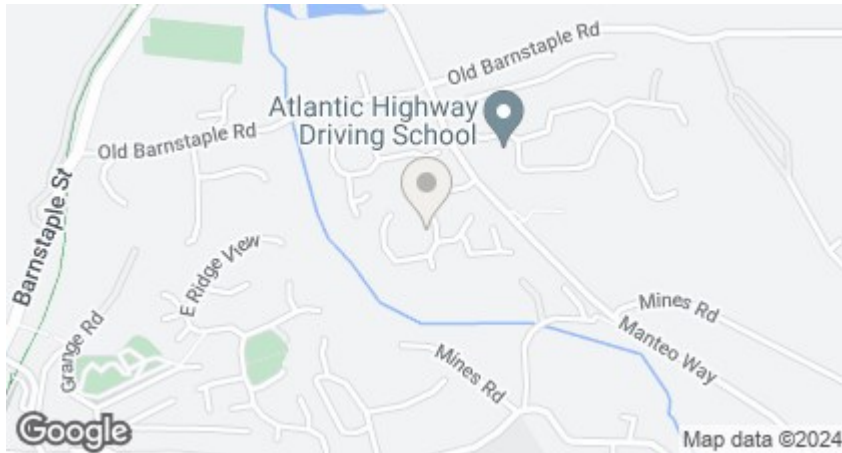
Viewings


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



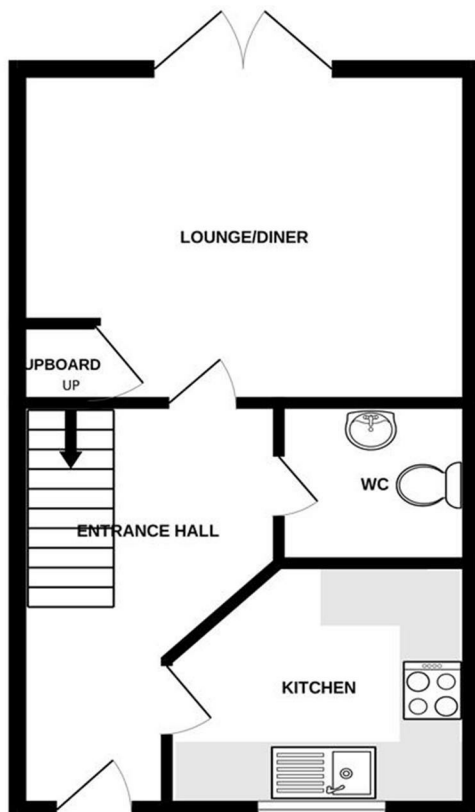
Directions

From our office on the Quay, proceed along The Old Bideford Bridge, bearing left in the direction of Barnstaple. Take the second right onto Manteo Way and then take the next right onto Fillablack Road, follow the road up the hill where 54 will be found at the end of the terrace on your right hand side.

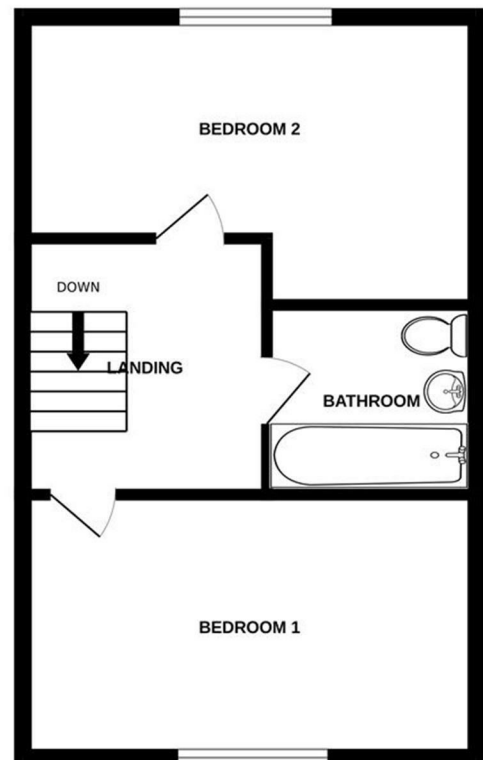


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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