



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A 2 bedroom mid terraced house situated on this popular residential development only short distance from Bideford Town Centre. The property is currently let on an Assured Shorthold Tenancy with the tenant paying £660 pcm. The property is being sold to investors as a going concern.



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24 Harlseywood, Bideford, Devon, EX39 3FB
 | Guide Price £200,000

Harlseywood is a small development of only 31 properties, constructed in 2006 by Strongvox Ltd and is conveniently located on the outskirts of Bideford, approximately 10 minutes walk to the town centre whilst also being on a regular bus route.

No24 is enjoys a peaceful tucked away position at the end of the development. To the ground floor there is a modern kitchen with a good size living/dining room, whilst to the first floor are two bedrooms and a modern bathroom suite. The property has a fully enclosed rear garden together with an allocated off road parking space.

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.

Directions: 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 and continue towards the end of the road and bear left. where number 24 will be situated down some steps on the left hand side.

Entrance Hall:

WC: With Low Level WC and wash basin, UPVC double glazed window, radiator

Kitchen: 9' 7" x 6' 10" (2.92m x 2.08m) Fitted with a range of white fronted base and wall cupboards with tiled splash backing, inset 1 1/2 bowl stainless steel sink unit with mixer taps, integrated Oven, Gas hob and extractor, plumbing for washing machine, UPVC double glazed window

Living/Dining Room: 14' 7" x 13' 10" (4.44m x 4.21m) UPVC double glazed French doors off to the rear garden area, understairs cupboard, radiator, UPVC double glazed window, feature fireplace.

First Floor Landing: Radiator, access to loft, cupboard housing gas fired boiler feeding hot water and central heating.

Bedroom 1: 12' 4" x 8' 4" (3.76m x 2.54m) Two built in wardrobes, 2 UPVC double glazed windows, radiator.

Bedroom 2: 15' 6" x 7' 6" (4.72m x 2.28m) UPVC double glazed window, radiator.

Bathroom: Fitted with a three piece suite comprising, modern panelled bath with mixer tap and thermostatic shower over with shower glass, wash basin with tiled surround and low level WC, radiator, UPVC double glazed window.

Outside: To the front is an shared path leading to front door with small areas of chippings either side. To the rear is an enclosed area mainly laid with AstroTurf with patio by french doors. Pathway to rear pedestrian gate which gives access to shared pathway to end of terrace and back to parking area where there is space for one car.

Agents Note: The development is subject to a management fee of £250 per annum (paid 6 monthly at £125) which covers the upkeep of the open spaces and communal areas. The agents would point out that there has been a recent dispute with the neighbour at No 23 Harlseywood over the pedestrian rear access. This dispute was found in favour of our Seller and the neighbour was ordered to give free access to the rear Garden.



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