



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Available to Local Purchasers at 80% of Open Market Value a 2 Bedroom End of Terrace, UPVC double glazed, Gas Centrally heated modern House with 2 Parking spaces. Early viewing is strongly recommended.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
 Sales 01237 423888 Lettings 01237 471855
 Email bideford@blakproperty.co.uk
 Website www.blakproperty.co.uk



38 Rogers Crescent, Bideford, Devon, EX39
 4FT | £172,000

The property being offered is a well-presented 2 double Bedroom house that features an attractive Kitchen / Diner and a well-presented Living Room. To the rear of the property is a fully enclosed level garden. This house further benefits from having 2 allocated parking spaces. To the front of the property is an attractive space with a park, making this home ideal for young families. East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, pubs, community halls and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal Bideford Black sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical one of the towns largest supermarkets is also very close by on foot.

Directions to find: From Bideford proceed along The Quay in the direction of Torrington turning left onto the Old Bridge. Upon reaching the mini roundabout, turn left in the direction of Barnstaple passing the Royal Hotel on your right hand side. Take the second right hand turning onto Manteo Way and the second left hand turning into Watkins Way. Proceed a little way into the development before taking the right hand turning into Rogers Crescent. Proceed along and the driveway to No 38 will be seen on the right. A footpath leads around to the front of the property.

The accommodation comprises: (All measurements are approximate)

Entrance Hall: UPVC front door off, radiator.

Cloakroom: Low level WC and wash hand basin, radiator, extractor.

Lounge: 16' 0" x 9' 1" (4.87m x 2.77m) Radiator, understairs cupboard, staircase to first floor. UPVC double glazed window

Kitchen/Diner: 13' 2" x 9' 0" (4.01m x 2.74m) Fitted with a range of white gloss base and wall cupboards with stainless steel sink unit, integrated 4 ring hob oven and filter above, cupboard housing gas fired boiler feeding hot water and central heating, plumbing for washing machine, spotlights, double radiator. UPVC double glazed window and french doors off.

First Floor Landing: Loft access, smoke alarm, access to airing cupboard.

Bedroom One: 13' 5" x 9' 1" (4.09m x 2.77m) Radiator, UPVC double glazed window

Bedroom Two: 13' 3" x 9' 3" (4.04m x 2.82m) Radiator, UPVC double glazed window

Bathroom: 8' 5" x 4' 8" (2.56m x 1.42m) Fitted with a three piece white suite comprising modern panelled bath with electric shower over, wash hand basin and low level WC, shaver point

Outside: Front pathway with small lawned garden. Enclosed rear garden with lawn and patio and rear access gate. 2 Parking spaces

Eligibility Criteria:

A qualifying person is defined as a person who has no solely or with another held a lease in excess of 21 years or owned the freehold of a Low Cost Housing unit save where a husband or wife who subsequent to occupation of the Low Cost Market dwelling become separated or divorced and as that date of purchase: For a period of 3 years from the purchase of the Low Cost Market dwelling had been continuously resident in the District of Torridge or

Had strong Local Connections with any part of the District of Torridge or

Is a Key Worker



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