



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	88
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C	76	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



A modern 4 bedroom semi detached house arranged over 3 levels located on this popular development with a spacious kitchen/diner, spacious living room and master en-suite together with a fully enclosed rear garden, garage and off road parking. EPC - C



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
 Sales 01237 423888 Lettings 01237 471855  
 Email [bideford@blakproperty.co.uk](mailto:bideford@blakproperty.co.uk)  
 Website [www.blakproperty.co.uk](http://www.blakproperty.co.uk)

18 Rogers Crescent, Bideford, Devon,  
 EX39 4FT | £290,000



Rogers Crescent is located in the popular Watkins Way development on the outskirts of Bideford, the development is located approximately 1 mile from the town centre and quayside. The coastal resort of Westward Ho! and the fishing village of Appledore are both within 3 miles and the regional centre of Barnstaple is approximately 9 miles.

Rogers Crescent is located in the popular Watkins Way development on the outskirts of Bideford, the development is located approximately 1 mile from the town centre and quayside. The coastal resort of Westward Ho! and the fishing village of Appledore are both within 3 miles and the regional centre of Barnstaple is approximately 9 miles.

**Directions:** From our office, proceed along the quay with the river on your left. At the mini roundabout, take the 1st exit across the bridge. At the next mini roundabout, take 1st exit onto B3233. Continue on this road for approx. half a mile then take the right hand turning onto Manteo Way. Continue up the hill and take the 2nd left hand turning into the development. Upon entering the development, keep right and take the first right hand turning into Rogers Crescent, as the road bends to the left the property will be seen on your right hand side with a 'For Sale' board clearly displayed.

**Entrance Hall:** A spacious & welcoming entrance hall with wood effect flooring.

**Kitchen/Diner:** 29' 7" x 14' 9" (9.01m x 4.49m) A bright and airy room with wood effect flooring with the dining area extending into a bay window. The modern kitchen comprises of a range of white gloss units at both base and eye level with an integrated dishwasher and space for an upright fridge/freezer & plumbing for a washing machine. Towards the rear of the kitchen is a useful space which can ideally be used as a breakfast area, study or snug together with patio doors leading out into the West facing rear garden.

**WC:** Low level WC and wash basin.

**First Floor Landing:**

**Living Room:** 14' 9" x 13' 10" (4.49m x 4.21m) A bright & comfortable room located at the front of the property with wood effect flooring and Juliette balcony.

**Bedroom 2:** 17' 9" x 9' 2" (5.41m x 2.79m) Located at the rear of the property with fitted carpet, a spacious bedroom which could alternatively be used as a second living room or hobby room.

**Family Bathroom:** A modern white 3 piece suite with paneled bath, low level WC and pedestal wash basin with partially tiled walls and laminate flooring.

**Second Floor Landing:** Fitted carpet with 2 cupboards. One housing the hot water cylinder whilst the other provides ample storage above the stairs.

**Bedroom 1:** 14' 10" x 10' 0" (4.52m x 3.05m) Located at the rear of the property with laminate flooring and having the benefit of distant views and an en-suite bathroom

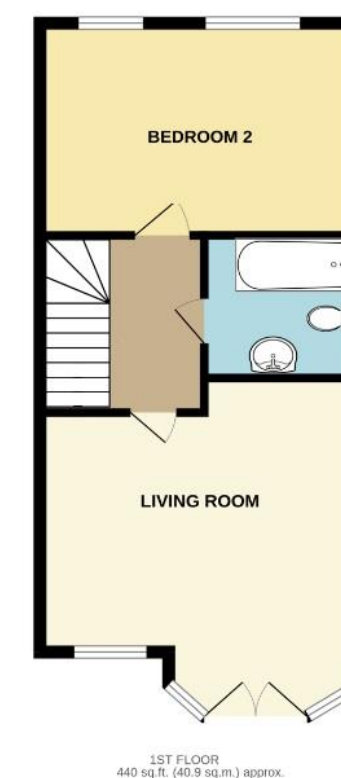
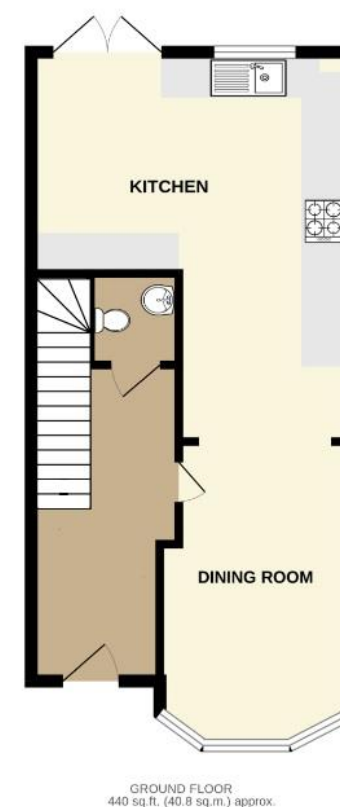
**En-Suite:** A modern bathroom with laminate flooring, low level WC, Pedestal wash basin and a large shower enclosure.

**Bedroom 3:** 11' 3" x 7' 6" (3.43m x 2.28m) A good sized room with fitted carpet overlooking the front of the property.

**Bedroom 4:** 9' 5" x 7' 0" (2.87m x 2.13m) A single room with fitted carpets, an ideal child's bedroom or hobby room.

**Outside:** To the front of the property there is a small area of garden laid with stone chippings. To the rear of the property is a walled garden laid predominately to lawn with a patio area at the top of the garden which is an ideal place to enjoy the afternoon sun. There is a rear gate leading to a block of garages. This garage is the middle one with space in front to park a vehicle.

**Services:** All mains services are connected. Council Tax Band - C  
There is a monthly service charge of £ ? for the upkeep of the communal areas.



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.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.