



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



A spacious & well presented 5 Bedroom (all double rooms) mid terraced house arranged over three floors with 2 reception rooms together with a good sized level rear garden & a double garage, with useful loft room above, early viewing is strongly recommended



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19 Clovelly Road, Bideford, Devon, EX39 3BU |
 £450,000

A spacious 5 Bedroom period style property with accommodation arranged over 3 floors. All the bedrooms are double rooms with the property also having 2 reception rooms as well as a 28' kitchen/Breakfast Room. The property is presented in good order throughout. The garden is fully enclosed predominantly laid to lawn with the biggest benefit of the property being the double iwth loft room above.

Situation: The property is located within a mile of Bideford Quay and town centre which offers a good range of everyday amenities including both national and high street shops, schools, banks and leisure facilities. Also close at hand is the coastal resort of Westward Ho! Renowned for its safe, sandy surfing beach which flanks Northam Burrows and the Royal North Devon Golf Course. Nearby is the picturesque fishing village of Appledore with its quaint interwinding streets and historic maritime connections.

Directions: From Bideford Quay proceed up the High Street and once at the top turning left into Old Town, after the pedestrian crossing ascend Clovelly Road. After the turning for Union Close the property will be seen in the terrace on the left hand side. The accommodation comprises: (All measurements are approximate)

Entrance Porch: Diamond mosaic tiled flooring, half square paned door to:

Reception Hall: Understairs cupboard, diamond mosaic tiled floor.

Lounge: 14' 0" x 12' 8" (4.26m x 3.86m) Marble fireplace, with tiled insert, UPVC double glazed bay window, original cornice and coving and ceiling rose, radiator

Dining Room: 14' 7" x 10' 5" (4.44m x 3.17m) Light oak flooring, marble fireplace with woodburner, UPVC double glazed french door off, original coving and cornice, radiator.

Kitchen: 28' 7" x 11' 10" (8.71m x 3.60m) Impressive Stone fireplace with light Blue Gas fired Aga, range of fitted shelving with tiled splash backing, tiled floor, UPVC double glazed window, spotlights, half glazed UPVC double glazed door off to rear, 2 radiators, deep glazed sink with worktops to either side, spotlights

Utility room: 15' 5" x 11' 0" (4.70m x 3.35m) Tiled floor, 2 bowl sink, with worktops, plumbing for washing machine, double aspect UPVC double glazed windows, boiler cupboard with gas fired boiler feeding hot water and central heating, half glazed UPVC door off

Shower Room: 5' 9" x 4' 10" (1.75m x 1.47m) Fitted with suite comprising Corner shower, wash hand basin, and low level WC, heated towel rail, spotlights

Half Landing:

Family Bathroom: 7' 2" x 5' 10" (2.18m x 1.78m) Fitted with a suite comprising modern panelled bath, wash hand basin, low level WC, heated towel rail, UPVC double glazed window.

Bedroom One: 18' 5" x 10' 5" (5.61m x 3.17m) Cast iron fireplace, radiator, UPVC double glazed window, loft access.

First Floor Landing: Radiator

Bedroom Two: 16' 10" x 13' 10" (5.13m x 4.21m) Cast iron fireplace, UPVC double glazed bay window, radiator

Bedroom Three: 14' 1" x 10' 6" (4.29m x 3.20m) Cast iron fireplace, UPVC double glazed window, radiator

Second Floor Landing: Loft access, smoke alarm

Bedroom Four: 15' 8" x 14' 4" (4.77m x 4.37m) Cast iron fireplace, UPVC double glazed window, radiator

Bedroom Five: 14' 9" x 10' 6" (4.49m x 3.20m) UPVC double glazed window, radiator, cast iron fireplace

Outside: To the front there is a slate chipping front garden with pathway to the front door At the rear is a further chipping garden, with flower beds, patio. Detached Garage 19'1 x 17'2 power and light connected, sliding door off to the rear, staircase to decking area with loft Room 15'6 x 13'2 UPVC double glazed door and window partly completed shower room.



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