

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C	75	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		85
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Spacious 3 bedroom maisonette situated in this sought after modern development in a quiet yet convenient location with easy access to the town centre. Upvc double glazing, gas fired central heating, modern fitted kitchen, bathroom and en-suite, off road parking.



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



6 Harlseywood, Bideford, Devon, EX39 3FB |
 Guide Price £185,000

Harlseywood was constructed in 2006 and is conveniently located off Abbotsham Road and being with easy reach of Bideford Town Centre and Quayside which benefits from an excellent range of local and national high street shops, schools, banks and leisure facilities. The coastal resort of Westward Ho! and the picturesque fishing village of Appledore are both approximately 3 miles away with the regional centre of Barnstaple being approximately 10 miles away.

From Bideford Quay proceed up the High Street at the top turning left then taking the first right into Abbotsham Road, pass the Bideford College on the left and then take the next right into Harlseywood, continue into the development and the property will be found on the right.

Entrance Hall: Half double glazed composite door, radiator, telephone point, stairs to first floor.

First Floor:

Landing: Upvc double glazed window, radiator, stairs to second floor.

Living Room / Dining Room: 17' 7" x 13' 10" (5.36m x 4.21m) Impressive sized dual aspect room with 3 upvc double glazed windows, 2 radiators, tv and telephone points.

Kitchen: 10' 3" x 6' 6" (3.12m x 1.98m) With a good range of matching wall and base units with roll top work surfaces, inset stainless steel 1 1/2 bowl sink with mixer over, tiled splash backing, fitted stainless steel oven and hob with extractor over, radiator.

Bedroom 3: 6' 11" x 6' 6" (2.11m x 1.98m) Upvc double glazed window, radiator.

Second Floor:

Landing: Radiator, airing cupboard housing gas fired combination boiler.

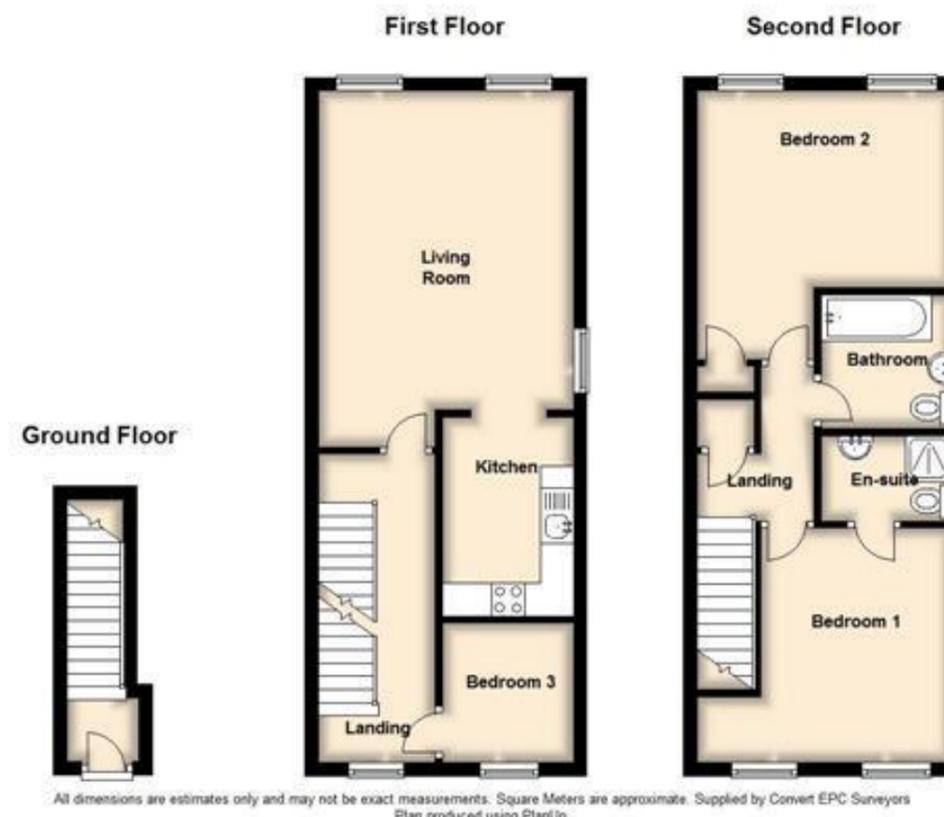
Bedroom 1: 11' 7" x 10' 6" (3.53m x 3.20m) 2 upvc double glazed windows, radiator, tv and telephone point.

En-suite: 6' 5" x 5' 3" (1.95m x 1.60m) White suite comprising enclosed shower cubicle with power shower, pedestal wash hand basin, close coupled w/c, radiator, shaver point, extractor fan.

Bedroom 2: 13' 11" x 11' 11" (4.24m x 3.63m) 2 upvc double glazed windows, radiator, tv and telephone points, built in wardrobe.

Bathroom: 6' 7" x 6' 5" (2.01m x 1.95m) White suite comprising modern panelled bath, pedestal wash hand basin, close coupled w/c, radiator shaver point, upvc double glazed window.

Tenure: 199 year lease which commenced on the 1st of July 2006. £210.65 per quarter payable which includes buildings insurance, ground rent and maintenance of the communal areas.



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