



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 27 F | |
| 1-20 | G | | |



Available with no on-going chain a 2 Bedroom semi detached UPVC double glazed bungalow situated in a popular residential area close to the centre of town.



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 Website www.blakproperty.co.uk



6 Clovelly Close, Bideford, Devon, EX39 3DN |
 Guide Price £200,000

The property briefly comprises: Entrance Porch, Entrance Hall, 13' Lounge, UPVC double glazed Conservatory, Kitchen with a range of 'Beech effect' Base and wall units, Rear Porch area, 2 Bedrooms and Bathroom. Outside Front, side and rear Gardens with a most useful Garage situated en-bloc.

Situation - 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, and beyond to the national motorway network. Directions - From Bideford Quay proceed up the main High Street turning left at the very top and proceed past the Fire Station. Continue into Clovelly Road and ascend the hill. The turning into Clovelly Close will be seen on the right hand side. On entering Clovelly Close bear right and no 6 will be seen directly ahead

The accommodation comprises: (All measurements are approximate)

Entrance Porch: UPVC double glazed front door off

Entrance Hallway: Access to airing cupboard housing factory lagged cylinder with immersion, electric radiator.

Lounge: 13' 8" x 12' 0" (4.16m x 3.65m) Electric radiator, stripped pine floor, UPVC double glazed window and patio doors off to:

Conservatory: 9' 6" x 6' 10" (2.89m x 2.08m)UPVC double glazed windows.

Kitchen: 13' 6" x 7' 11" (4.11m x 2.41m) Fitted with a range of 'beech' effect base and wall cupboards with inset stainless steel sink, integrated 4 ring hob, oven and extractor, UPVC double glazed window.

Rear Porch Area: Lean to roof, with UPVC double glazed door off.

Bedroom 1: 12' 0" x 11' 0" (3.65m x 3.35m) UPVC double glazed window, electric radiator

Bedroom 2: 10' 8" x 8' 1" (3.25m x 2.46m) UPVC double glazed window, electric radiator.

Bathroom: 7' 9" x 4' 10" (2.36m x 1.47m) Fitted with a white 3 piece suite comprising modern panelled bath, wash hand basin and low level WC, UPVC double glazed window, Heated towel rail, wall mounted fan heater.

Outside: Front garden with central concrete path with lawned gardens with well stocked flower borders. Rear garden with paving enclosed by low block wall, with hedge above adding additional seclusion and privacy, rear pedestrian access. Single Garage situated en bloc with up and over door.



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