



**14 SENTRY CORNER, BIDEFORD, EX39 4BW**

**O.I.R.O £210,000**

Listed for the first time in over 60 years, a spacious 3 bedroom semi-detached house requiring modernisation yet complemented by a south-facing garden & driveway. This well proportioned property offers excellent potential to extend or remodel and is situated in an established location. No Onward Going Chain

Listed for the first time in over 60 years, No. 14 Sentry Corner is a well-proportioned 3 bedroom semi-detached home offering generous accommodation and excellent scope for future enhancement.

The ground floor comprises a separate dining room overlooking the front garden and a comfortable lounge enjoying views across the rear garden. The kitchen includes a traditional pantry and is complemented by the convenience of a downstairs WC.

To the rear, a lean-to extension—while showing signs of age—provides a substantial footprint, presenting an excellent opportunity for those wishing to extend, remodel or reconfigure the accommodation to suit modern living.

On the first floor are three good-sized bedrooms served by a shower room.

Externally, the south-facing rear garden offers a true blank canvas, with ample space for a lawn and the creation of formal seating areas ideal for summer entertaining.

A useful side store provides through access from the front to the rear of the property. To the front, a driveway provides off-road parking, alongside an area of lawn offering further potential for additional parking if required.

**Services:** Mains electricity, water & drainage.

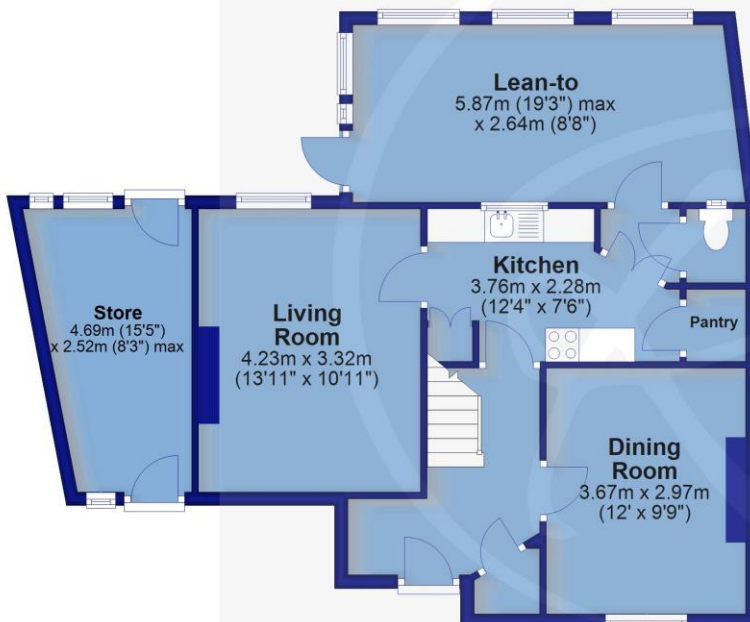
**Energy Performance Certificate:** F (34)

**Council Tax:** BAND A (£1,683.35 per annum)



### Ground Floor

Approx. 59.8 sq. metres (643.6 sq. feet)



### First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.