



Haslemere Bank End, Bideford, Devon EX39 2QS

Guide price £375,000

A very attractive double-fronted period house conveniently situated within yards of the banks of the River Torridge and its footpath and only a short distance of Bideford town and its facilities. This extremely well presented property offers spacious accommodation which briefly includes a lovely dual aspect lounge measuring in excess of 16'10, a modern fitted family kitchen/living room and a separate dining room. The first floor provides access to three generous bedrooms with the dual aspect master bedroom containing an en-suite wet room. There is also a very large 4-piece main bathroom. The house has the benefit of two additional attic rooms - used as bedrooms with velux windows.

To the rear is a delightful, fully enclosed south-facing courtyard style garden with vehicular access... a real sun trap and excellent entertaining space. The garden also offers access to a large basement (includes an inspection pit) which is divided into 3 spacious areas, having been used as a workshop. This space offers real potential for a number of uses including extending the accommodation if required.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

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