



23 Biddiblack Way, Bideford, EX39 4AY

£172,500

- Recently Decorated Throughout
- Buy to Let Potential
- Off Road Parking for Two Cars
- Popular Residential Location
- Council Tax: Band A.
- Ideal First Home
- Garage En Block
- Rear Courtyard
- Must See!

## 23 Biddiblack Way, Bideford EX39 4AY

This well presented two-bedroom property has recently been redecorated throughout and is offered in excellent condition. The accommodation centres around a welcoming living space, with a well-appointed kitchen fitted with modern units and integrated appliances. To the rear, a small but handy decked courtyard provides a private sun trap with convenient rear access. The property also benefits from a garage located just around the corner, with two parking spaces in front, making this an ideal and practical home.



Council Tax Band: A



## Lounge

12'4" x 14'0"

You're welcomed directly into this central living space from the front door, creating an inviting heart of the home. It offers a comfortable area for relaxing and can just accommodate a small dining table, making it both cosy and practical.

## Kitchen

8'6" x 6'6"

The kitchen is fitted with matching wall and base units, complemented by a gas hob with extractor hood above and an oven below. It also benefits from an integrated fridge/freezer and under-counter plumbing for a washing machine.

## Bathroom

Comprising of a bath with shower over, low level WC and wash hand basin.

## Bedroom 1

9'8" x 10'7"

A double bedroom overlooking the front of the property.

## Bedroom 2

8'1" x 10'5"

A single bedroom which also provides access out into the courtyard.

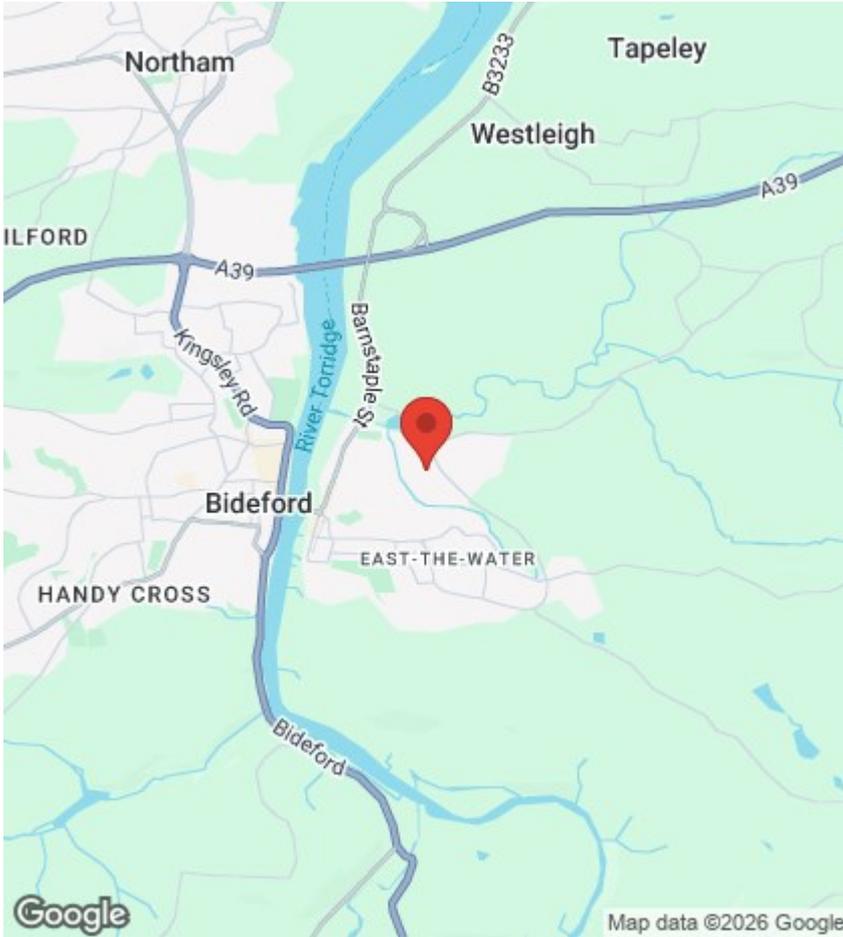
## Outside

The rear of the property features a bijou decked courtyard that enjoys plenty of sunshine, creating a wonderful sun trap, and also benefits from a convenient rear access gate.

## Services

All mains services connected, gas fired central heating. The property is freehold and is to be split into two self-contained flats. The ground floor will remain freehold, while the first-floor flat has a 999-year lease. The garage will also be included under a separate 999-year lease.





## Directions

From our office on Bideford Quay, proceed over the Old Bridge. At the roundabout take the first exit on your left, signposted Barnstaple. Passing Tamar Trading on your right hand side and taking your next right onto Manteo Way. Continue up the hill and take your first right onto Fillablack Road, then another right onto Biddiblack Way. Number 23 can then be found on your left hand side.

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 78                      | 78        |
| (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 |           |

