



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Situated in a quiet walkway location a two bedroom terraced cottage located in a popular street close to the town centre. Some double glazing, gas fired central heating and courtyard garden. Excellent first time buy or investment opportunity



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11 Coldharbour, Bideford, Devon, EX39 2NQ
 | £115,000

Bideford is a peaceful market town on the River Torridge. A former historic port town, Bideford is a great place to explore, with its good range of shops and services as well as restaurants and cafes. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops.

To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions to find: From our office on Bridgeland Street continue to the top of the road and bear right. Take the first left hand turning onto Coldharbour to where number 11 will be found on your left hand side clearly displaying a numberplate accessed by the first walkway up on the left

The accommodation comprises: (All measurements are approximate)

Entrance Hall: Double radiator, half glazed front door off, smoke alarm, staircase to first floor

Lounge 10'4" (3.15m) x 9'4" (2.84m): Radiator, square paned double glazed window.

Dining Room 12'11" (3.94m) x 10'4" (3.15m): Double radiator, understairs cupboard arched fireplace with tiled insert

Kitchen 8'7" (2.62m) x 5'9" (1.75m): Range of baser units with stainless steel sink, plumbing for washing machine, electric cooker point, half glazed rear door off.

Landing: Smoke Alarm

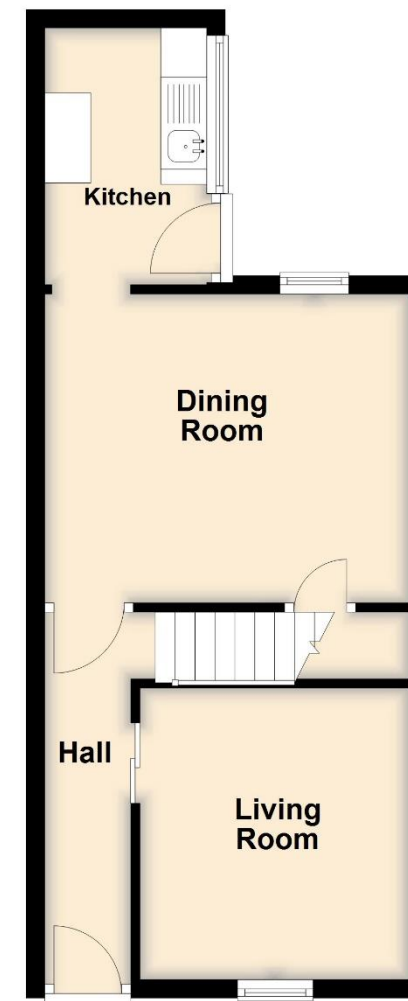
Bedroom 1 12'10" (3.91m) x 9'1" (2.77m): Radiator, double glazed window, airing cupboard

Bedroom 2 11'11" (3.63m) x 8'4" (2.54m): Radiator, Worcester gas boiler feeding hot water and central heating,

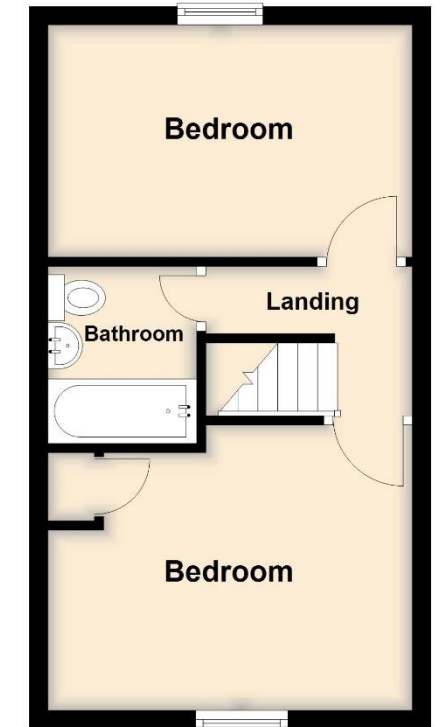
Bathroom 6'1" (1.85m) x 5'10" (1.78m): Fitted with a white three piece suite comprising modern panelled bath with thermostatic shower over and shower glass, wash hand basin and low level WC, extractor.

Outside: Enclosed rear yard with shed.

Ground Floor
Approx. 34.5 sq. metres (371.7 sq. feet)



First Floor
Approx. 29.4 sq. metres (317.0 sq. feet)



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