



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) <b>A</b>	87
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



A good sized 3 bedroom mid terraced house which is in need of updating and situated only a short distance to the town centre of Bideford. No Onward Going Chain.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
 Sales 01237 423888 Lettings 01237 471855  
 Email [bideford@blakproperty.co.uk](mailto:bideford@blakproperty.co.uk)  
 Website [www.blakproperty.co.uk](http://www.blakproperty.co.uk)



27 High View, Bideford, Devon, EX39 3DZ  
 | £170,000

Although in need of some updating, this property would suit someone who is looking to put their own stamp on a property.

27 High View is a 3 bedroom mid terraced house which is conveniently located to the local amenities. On the ground floor are 2 reception rooms and kitchen, with a rear door leading into the rear garden.

To the first floor are 3 bedrooms and a family bathroom.

At the rear of the property is a fully enclosed garden.

**Situation:** Bideford is a peaceful olde worlde market town on the River Torridge. Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something out of the norm for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found in easy reach of Bideford. 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 very good regular bus services provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe with ease.

**Directions:** From Bideford Quay proceed up the main High Street and turn left at the top. Proceed through Old Town passing Bideford Fire Station on your left hand side. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Proceed along this road taking the third right hand turning into Waterloo Terrace. Follow this road up the hill as it leads onto Capern Road and take the second left hand turning into High View. Continue along this road and the property will be found on your right hand side just before you come to the eblock of garages.

**Entrance Hall :** Front Door off

**Lounge 18'11" (5.77m) x 10'11" (3.33m):** Former fireplace, coving to ceiling

**Kitchen 9'10" (3m) x 8'6" (2.59m) :** Range of fitted base units, stainless steel sink, plumbing for washing machine, gas cooker point, half glazed rear door off, fluorescent light fitting

**Study 9'1" (2.77m) x 5'9" (1.75m) :** Understairs storage area

**First floor landing :**

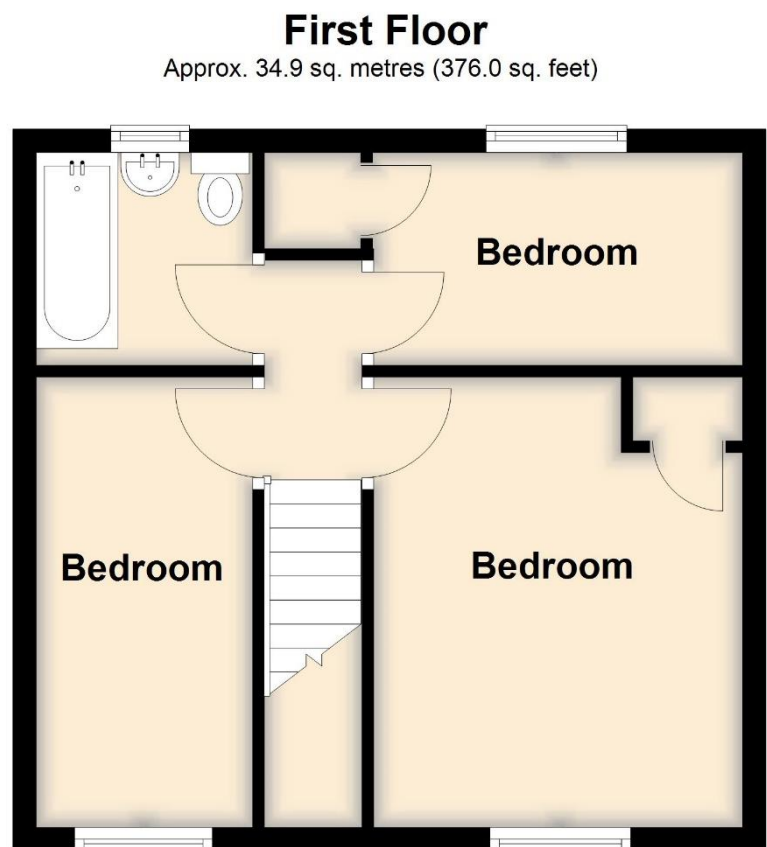
**Bedroom 1 12'6" (3.81m) x 10'8" (3.25m):** UPVC double glazed window, airing cupboard with factory lagged cylinder with immersion

**Bedroom 2 12'8" (3.86m) x 6'0" (1.83m) :** UPVC double glazed window

**Bedroom 3 10'7" (3.23m) x 6'2" (1.88m) :** Built in wardrobe

**Bathroom 6'0" (1.83m) x 6'0" (1.83m) :** Modern panelled bath wash hand basin and high level WC

**Outside :** Small front garden, and overgrown rear Garden with shed



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.