



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Set in its own Gardens and grounds of 0.41 of an acre a detached chalet style 4 bedroom edge of town residence with oil central heating and double glazing

BLAK
PROPERTY

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Elmscott, Buckland Road, Bideford, Devon,
 EX39 5EU | Guide Price £425,000

The property occupies an enviable location right on the very fringes of Bideford, yet walkable to the town centre. Briefly the property offers spacious lounge with brick fireplace and woodburning stove, good sized Dining room and Kitchen, 2 ground floor and 2 first floor bedrooms and Shower Room. The gardens are a particular feature and have many facets, with pleasure, vegetable and fruit gardens. The property also benefits from a Polytunnel, former Chicken house and Over-sized single garage.

Directions to Find: From Bideford Quay proceed along the Quay and at the mini roundabout at the end of the Old Bideford Bridge proceed straight across and at a further mini roundabout turn right up Torridge Hill. Proceed along this road and up Clovelly Road turning left into Bowden Green and follow the road bearing right by Bideford Cemetery and follow the road for approximately 100m and Elmscott will be seen on the left with nameplate displayed.

The accommodation comprises: (all measurements are approximate)

Entrance Hall: 8' 4" x 7' 2" (2.54m x 2.18m) Tiled floor, Half glazed door off, radiator, coving to ceiling.

Cloakroom: Low level WC and vanity wash hand basin, extractor, radiator

Lounge: 22' 5" x 12' 6" (6.83m x 3.81m) Large Brick fireplace housing Woodburning stove, 2 radiators, coving to ceiling, double aspect double glazed windows.

Dining Room: 12' 0" x 12' 0" (3.65m x 3.65m) Double radiator, double glazed bay window, coving to ceiling, built in cupboard.

Kitchen: 14' 0" x 12' 0" (4.26m x 3.65m) Fitted with a range of cream base and wall cupboards with tiled splash backing and stainless steel sink unit, stainless steel extractor, plumbing for washing machine, fluorescent light fitting, tiled floor, double glazed window, cupboard housing |Oil fired boiler feeding hot water and central heating.

Rear Hall:2 Built in cupboards, radiator, staircase to first floor.

Bedroom 1: 12' 0" x 12' 0" (3.65m x 3.65m) Double glazed bay window, , coving to ceiling, radiator.

Bedroom 2: 12' 0" x 10' 8" (3.65m x 3.25m) Double radiator, double glazed window.

First Floor Landing: Loft access

Bedroom 3: 11' 3" x 10' 3" (3.43m x 3.12m) Double glazed bay window, radiator, coving to ceiling, 2 built in cupboards.

Bedroom 4: 14' 0" x 6' 7" (4.26m x 2.01m) Double glazed bay window, radiator, wash hand basin, coving to ceiling.

Shower Room: 10' 6" x 6' 11" (3.20m x 2.11m) Fitted with a suite comprising, corner shower cubicle with thermostatic shower, wash hand basin, low level WC, radiator, light/shaver point, built in cupboard.

Outside: The property is approached through a 5 bar gate to a block paviour drive proving ample parking for 3/4 cars. The gardens are extensive and extend to 0.41 of an acre. There are many areas to the gardens including good sized lawned areas, vegetable garden, fruit trees, soft fruit cage, Polytunnel, large ornamental pond with waterfall. The gardens have many mature shrubs and plants and would be a delight for a keen Gardener. The property also benefits from a former chicken house approx 20' x 12' and a detached over sized single garage with up and over door with power and light connected. Outside lights. Oil Storage Tank.

Agents Note: The property is connected to its own treatment plant for Drainage



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