



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		88
(81-91) B		
(69-80) C		67
(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	



A mid terraced 3 bedroom house that is in need of some updating. The property offers plenty of space with 2 reception rooms and kitchen together with a fully enclosed rear garden and useful storage space under the kitchen. No Onward Going Chain.

BLAK
PROPERTY

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4 Myrtle Grove, Bideford, EX39 3HZ
 | £175,000

No4 offers a blank canvass to those wanting to put there own stamp on their new home. The property is a mid terraced house and offers spacious accommodation. To the ground floor, you will find 2 reception rooms (with the front room having a feature bay window) together with a kitchen which overlooks the rear garden. To the first floor are 3 bedrooms with the spacious master bedroom being located at the front of the property.

To the rear of the property is a fully enclosed garden which is accessed via steps from the back door. There is access to a useful storage area underneath the kitchen accessed via a pedestrian door.

Situation: Myrtle Grove is a quiet no through road located only a short walk to Bideford Town centre and Quayside. Bideford benefits from a good range of local amenities schools banks and leisure facilities. Close at hand is the coastal resort of Westward Ho! with its safe sandy surfing beach and the picturesque fishing village of Appledore. The regional centre of Barnstaple is approximately 10 miles away.

Directions: From Bideford Quay, turn into Bridgeland Street and continue to the top of the road. Bear left onto North Road. At the junction, turn left and Myrtle Grove will be your second road on the right hand side.

Entrance Porch :

Living Room 13'3" (4.04m) x 12'5" (3.78m): Located at the front of the property with a features bay window.

Dining Room 13'0" (3.96m) x 11'10" (3.61m) : Spacious dining room with feature fire place and window overlooking to the rear garden.

Kitchen : The room is in need of updating with a wall mounted gas fired boiler and window overlooking the rear garden.

1st Floor Landing :

Bedroom 1 : A spacious bedroom located at the front of the property.

Bedroom 2 : Double room with cupboard housing the Hot Water Cylinder.

Bedroom 3 12'0" (3.66m) x 10'0" (3.05m) : A good size room with space for a double bed.

Bathroom 6'3" (1.91m) x 5'0" (1.52m) : A fully tiled bathroom comprising of a Low Level WC, Wash Basin and Panel Bath.

Outside : To the front of the property is a small paved area.

To the rear of the property is a fully enclosed garden. Concrete steps lead down to the garden area with access to a storage area located under the kitchen.



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

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