



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C	74	
(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	



Having been updated and improved by the current owner with the installation of new windows, boiler and Kitchen an extremely well presented spacious 3 bedroom mid terrace house with the distinct advantage of a 25' Garage workshop to the rear.

BLAK
PROPERTY

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14 Stanhope Terrace, Bideford, Devon, EX39
 3JZ | Guide Price £275,000

Conveniently located and within a level walk to the centre of Bideford the nproperty briefly offers: Entrance Hall with double doors opening to a 22` through Lounge Diner, good sized recently re-fitted Light grey gloss Kitchen/Breakfast Room, Utility, first floor landing, 2 double and 1 single bedrooms, and Bathroom with Shower. Outside there is a small chipping frontage , enclosed rear Garden with chippings and decking and 25` Garage with electric roller door.

Stanhope Terrace is located in close proximity to Bideford town centre and is also in close proximity to Kingsley College. The property is situated within walking distance of the port and market town of Bideford which caters for its inhabitants with a good range of facilities. Situated within this sought after and convenient location within walking distance of the town centre and the amenities. The town centre itself offers an excellent range of amenities including banks, butchers, bakeries, various shops, pubs and restaurants, places of worship, schooling for all ages (public and private) and three supermarkets.

The coastline is within easy access at Westward Ho!, which is approximately 3 miles away with its safe and sandy beach adjoining the Northam Burrows Country Park and the Royal North Devon Golf Club, reputed to be the oldest links course in England. The regional centre of Barnstaple is approximately 10 miles away and offers all the area`s main business, shopping and commercial venues. There are good transport opportunities via the A361, which connects to the motorway network at junction 27 of the M5 or via rail and the Tarka Line

Entrance Hall: Composite front door off, staircase to first floor, radiator, double half square paned doors to:

Through Lounge/Diner 22'2" (6.76m) x 12'1" (3.68m): Beech effect laminate flooring bay window, double radiator, radiator

Kitchen/ Breakfast Room 14'3" (4.34m) x 8'8" (2.64m): Fitted with a range of light grey gloss units with integrated 4 ring induction hob and oven, stainless steel sink unit. Two glazed wall cupboards, quartz worktops, tiled floor. Wall mounted Ideal gas fired boiler feeding hot water and central heating. Understairs cupboard.

Utility Area 8'0" (2.44m) x 4'7" (1.4m): Worktops with plumbing for washing machine under, tiled floor, half tiling to walls, half UPVC double glazed door off

First Floor Landing: Built in Linen cupboard, loft access with loft ladder.

Bedroom 1 13'1" (3.99m) x 10'8" (3.25m): UPVC double glazed bay window with blinds, built in mirror fronted wardrobes to one wall, double radiator.

Bedroom 2 11'3" (3.43m) x 8'10" (2.69m): Cast iron arched fireplace, UPVC double glazed window, radiator

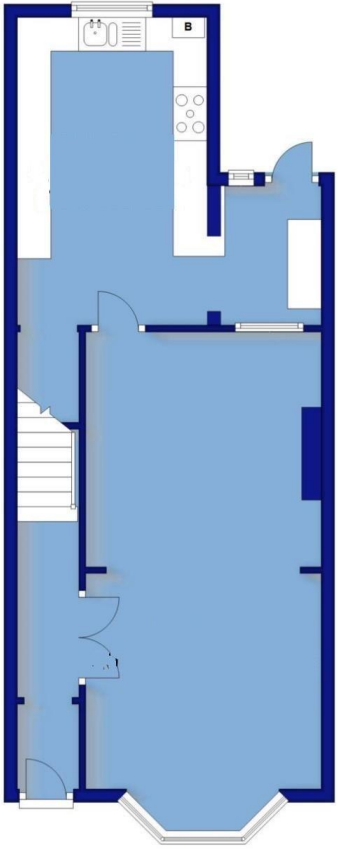
Bedroom 3 8'10" (2.69m) x 8'7" (2.62m): UPVC double glazed window, radiator.

Bathroom 5'10" (1.78m) x 5'8" (1.73m): Fitted with a three piece white suite comprising, modern panelled bath with tiled surround shower glass and Mira Play electric shower, wash hand basin and low level WC, heated towel rail, UPVC double glazed window.

Outside: To the front there is a small frontage with chippings. Rear garden with chippings and decking area. Outside tap.

Garage 25'7" (7.8m) x 11'7" (3.53m): Electric roller door, personal door off to the rear, 2 fluorescent light fittings

Ground Floor
Approx. 48.1 sq. metres (517.4 sq. feet)



First Floor
Approx. 44.9 sq. metres (483.8 sq. feet)



Total area: approx. 93.0 sq. metres (1001.1 sq. feet)

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