




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		86
(81-91) B		
(69-80) C		68
(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 3 bedroom mid terraced house situated only a short distance from the town centre of Bideford. The property offers spacious accommodation together with a fully enclosed South facing Garden. No Onward Going Chain.

BLAK
PROPERTY

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Website www.blakproperty.co.uk

 101 Stucley Road, Bideford, Devon, EX39 3EJ
| £185,000

101 Stucley Road offers an ideal opportunity for First time buyers or Buy to Let Investors.

To the ground floor there is a good size kitchen together with Living Room and Store room. To the first floor are 3 bedrooms and a family bathroom. Bedrooms 1 and 2 enjoy a Southerly Aspect overlooking the rear garden.

To the front of the property is a low maintenance garden laid to chipping, whilst to the rear is a fully enclosed South facing garden. The rear garden is low maintenance with decked area and stone chippings.

Situation: The property located in a residential development approximately 1 mile from Bideford town centre and Quayside. Offering a good range of everyday amenities including both national and high street shops, schools, banks and leisure facilities. Also close at hand is the coastal resort of Westward Ho! Renowned for its safe, sandy surfing beach which flanks Northam Burrows and the Royal North Devon Golf Course. Nearby is the picturesque fishing village of Appledore with its quaint interwinding streets and historic maritime connections.

Directions: From Bideford Quay, proceed up the High Street and at the junction at the top, turn left into Old Town proceeding past the Fire Station. At the junction, bear right onto Clovelly Road. After approximately 0.5 miles, turn right into Pynes Lane. Take the first left hand turning and bear right to the bottom of the road at at the junction, turn right on Stucley Road. Number 101 can be found on your right hand side.

Entrance Hall :

Living Room 18'10" (5.74m) x 11'2" (3.4m): A bright and spacious room with space for sofas and a dining room table. The room is located at the rear of the property enjoying a Southerly aspect with patio doors to the rear garden.

Kitchen 9'9" (2.97m) x 9'2" (2.79m) : A modern kitchen with a range of matching white cupboards at both base and eye level with marble effect worktops. The kitchen has under counter space for a washing machine together with space for a fridge. There is also a double oven with 4 ring gas hob. All appliances can be included with the purchase.

Stairs to First Floor Landing :

Bedroom 1 13'9" (4.19m) x 9'7" (2.92m): A spacious double bedroom with built in storage cupboard located at the rear of the property overlooking the rear garden.

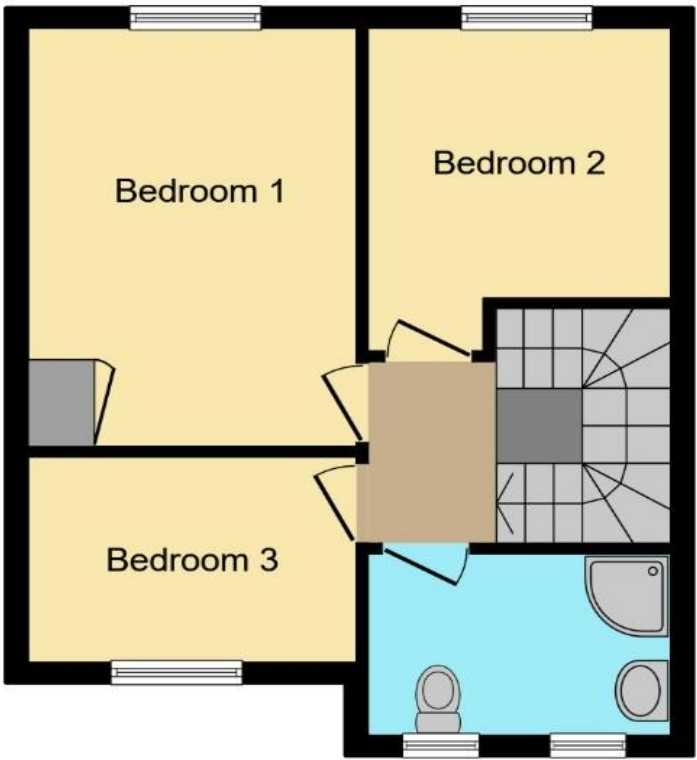
Bedroom 2 10'9" (3.28m) x 9'0" (2.74m): Located at the rear of the property

Bedroom 3 9'10" (3m) x 6'11" (2.11m) : Single room located at the front of the property.

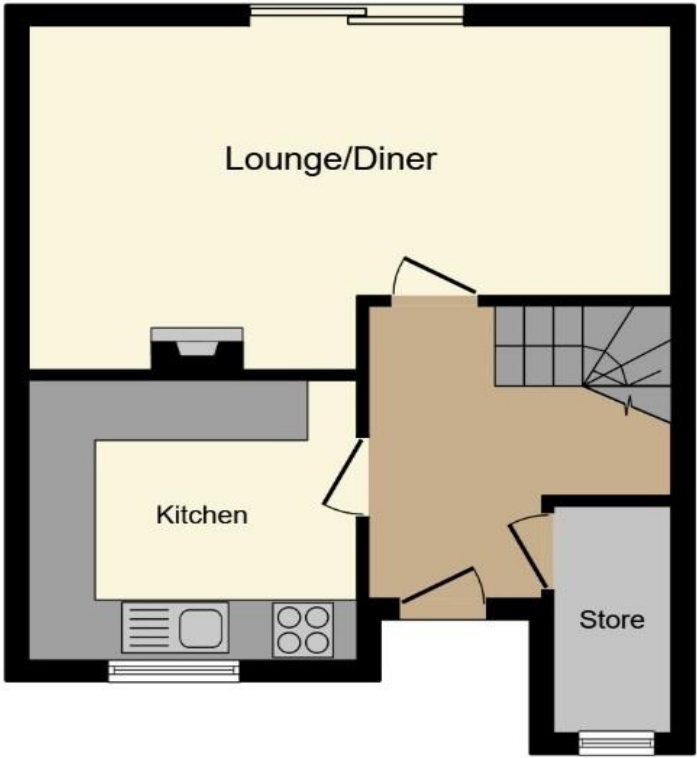
Bathroom 8'9" (2.67m) x 5'6" (1.68m) : 3 piece bathroom comprising of a low level WC, Was basin together with corner shower enclosure with aqua boarding.

Outside: To the front of the property is a low maintenance garden laid to stone chippings.

To the rear of the property is a fully enclosed garden that enjoys a Southerly aspect. The garden at the rear is low maintenance with stone chippings and decking together with a shed at the end of the garden.



First Floor
Floor area 38.7 sq.m. (417 sq.ft.)



Ground Floor
Floor area 36.4 sq.m. (392 sq.ft.)

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