



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 Plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         | 85        |
| (69-80) C                                   |                         | 73      |           |
| (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 extended and improved and with a very spacious 20` Living/Kitchen area a UPVC double glazed Gas centrally heated 2 Bedroom end of terrace mature House, benefiting from a most useful 31` Workshop/Store.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
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41 Sentry Corner, Bideford, Devon, EX39 4BP

| Price £190,000

Briefly the property offers 20` Living Area/Kitchen with a range of integrated appliances, 13` Lounge, Utility, Ground floor Shower Room, First floor landing, 2 double Bedrooms and bathroom with 4 piece suite. Outside Parking for 1 car at the front and Enclosed Rear Garden with chippings and raised decking and 31` Office/Store with potential for a multitude of uses.

Situated towards the top of the eastern side of the Port and Market town of Bideford within close proximity of the local Junior/Infants School, handy for the Polyfield play area and community centre and less than one mile from the towns picturesque quayside and shops to which there are regular bus services. There is also a local sub Post Office/General Stores/Newsagents within Barton Tors.

East-The-Water is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A regular bus services provides access to North Devon's capital, Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

**DIRECTIONS T FIND:** From Bideford Quay proceed across the old bridge continuing through the mini roundabout at the end, past the Royal Hotel and thereafter for approx. half mile to the top of Torrington Lane. Upon reaching the mini roundabout take the right hand exit, after the zebra crossing take the right hand turning into Sentry Corner where number 41 will be seen on the right hand side with number and For Sale notice displayed.

**Living Area/Kitchen 20'4" (6.2m) x 15'4" (4.67m):** Fitted with a full range of Cream Gloss base and wall cupboards with inset stainless steel sink with mixer taps, integrated stainless steel double oven induction hob and extractor, UPVC double glazed front and rear doors off UPVC double glazed windows, radiator, staircase to first floor.

**Lounge 13'11" (4.24m) x 11'1" (3.38m):** Double aspect UPVC double glazed windows and french door off, 2 radiators, spotlights

**Utility/Inner Hall 5'7" (1.7m) x 5'1" (1.55m):** Worktop with plumbing for washing machine and space for tumble drier

**Shower Room 6'2" (1.88m) x 4'2" (1.27m):** Fitted with a white suite comprising large shower cubicle with aquaboard surround, and thermostatic shower, vanity wash hand basin and close coupled WC, UPVC double glazed window, spotlights

**First Floor Landing:** Loft access

**Bedroom 1 13'11" (4.24m) x 11'1" (3.38m):** Double aspect UPVC double glazed windows, cast iron fireplace, built in wardrobe, radiator

**Bedroom 2 13'11" (4.24m) x 8'8" (2.64m):** UPVC double glazed window, radiator, built in wardrobe.

**Bathroom 11'10" (3.61m) x 5'9" (1.75m) :** Fitted with a modern white 4 piece suite comprising, modern panelled bath, enclosed shower cubicle with tiled surround, wash hand basin and low level WC, double radiator, built in cupboard housing I Mini 2 gas fired boiler feeding hot water and central heating, UPVC double glazed window.

**Outside:** Front garden with driveway with parking for 1 car. Enclosed rear garden with chippings and raised decking area, side access, Block built workshop 31`6 x 15`10 with potential for workroom, studio etc 2 UPVC double glazed windows Fluorescent light fittings



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