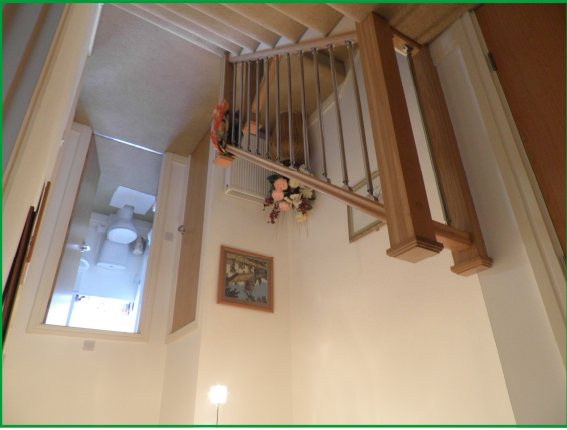


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England, Scotland & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions		
(92-100)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England, Scotland & Wales		
83		
84		

England, Scotland & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Potential	Current	
Very energy efficient - lower running costs		
(92-100)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		
84		
85		



19 Boards Court, Bideford, Devon, EX39 4FJ

Freehold £162,500

Modern 3 bedroom split level terraced house built in 2009 with the remainder of the 10 year NHBC guarantee. Well presented spacious accommodation, upvc double glazing, gas fired central heating, well appointed fitted kitchen, bathroom and en-suite to master. Situated in quiet cul de sac on this small residential development.

The Boards Court development was completed in 2009 by Midas construction with properties still having the balance of the 10 year NHBC guarantee. Boards Court is located only a short distance from Bideford town centre and quayside which benefits from an excellent range of both local and national high street shops schools, banks and leisure facilities. Close at hand are the coastal resort of Westward Ho! with its sandy beach and the picturesque fishing village of Appledore. The regional centre of Barnstaple is within 10 miles.

Number 19 is a split level terraced house with the accommodation comprising of entrance hall with down stairs cloak, kitchen diner, steps down to living room. Half landing with bathroom and bedroom 2, main landing, bedroom 1 with en-suite shower room and bedroom 3. Outside, parking space to front, enclosed garden to rear.

Directions: From Bideford Quay proceed over the Old Bideford bridge, at the mini roundabout continue straight over and ascend Torrington Lane, the entrance to Boards Court will be found on the right with 19 around to the right.

Full Details

Entrance hall: Front door to spacious hall, radiator, stairs down to lounge and stairs up to half landing.

Cloakroom: Close coupled w/c, wash hand basin, part tiled walls, radiator, upvc double glazed window.

Kitchen/Diner: 16' 9" x 11' 10" (5.11m x 3.61m) With a good range of matching wall and base units with a high gloss finish, roll top work surfaces, inset stainless steel 1 1/2 bowl sink, built in electric eye level double oven, 4 ring gas hob with extractor over, cupboard housing wall mounted gas fired combination boiler. Radiator, upvc double glazed window to front.

Living Room: 15' 0" x 12' 6" (4.57m x 3.81m) Upvc double glazed window and double doors to rear, wall mounted electric fire, radiator, under stairs storage cupboard.

Half Landing: Stairs to main landing, built in storage cupboard.

Bedroom 2: 11' 10" x 8' 0" (3.61m x 2.44m) Upvc double glazed window to rear with views over the town, radiator, vaulted ceiling.

Bathroom: 6' 7" x 6' 3" (2.01m x 1.91m) White 3 piece suite comprising modern panelled bath with shower from mixer, close coupled w/c, pedestal wash hand basin, part tiled walls, radiator, large fitted mirror, upvc double glazed window.

Landing: Built in cupboard, access to loft space.

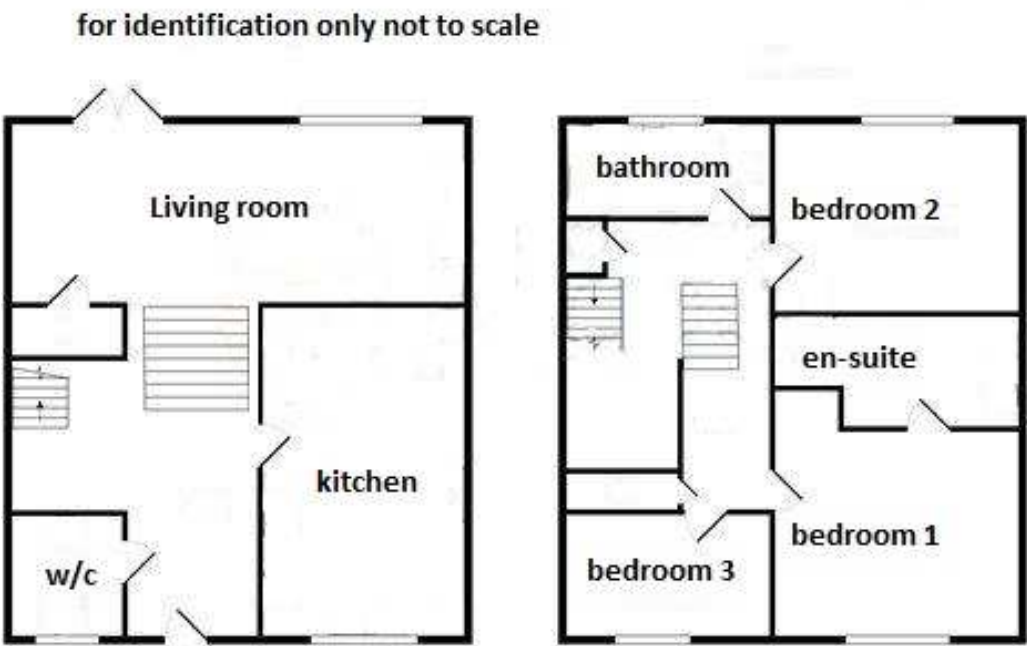
Bedroom 1: 14' 5" x 8' 0" (4.39m x 2.44m) Upvc double glazed window to front, radiator.

En-suite: Shower room with white suite comprising shower cubicle, close coupled w/c, wash hand basin, part tiled walls.

Bedroom 3: 8' 8" x 6' 7" (2.64m x 2.01m) Upvc double glazed window to front, radiator.

Outside

Allocated parking space to front, small low maintenance front garden. Enclosed rear garden mainly laid to lawn with patio seating area and path, timber shed, outside tap, rear pedestrian access.



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