



Energy Efficiency Rating		
	Current	Potential
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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
England, Scotland & Wales	EU Directive 2002/91/EC	



An opportunity to acquire a spacious 2 bedroom coach house in quiet cul-de-sac position located on this popular modern development. Benefiting from UPVC double glazing, gas central heating, 18' garage & parking space. EPC-C



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
 Sales 01237 423888 Lettings 01237 471855
 Email bideford@blakproperty.co.uk Website www.blakproperty.co.uk

2 Donn Gardens, Bideford, Devon, EX39 5AG | £139,950

Situation: The Salterns is a distinctive development of quality homes located on the outskirts of Bideford, the development is located adjacent to a super market and approximately 1 mile from the town centre and quayside. The coastal resort of Westward Ho! and the fishing village of Appledore are both within 3 miles and the regional centre of Barnstaple is approximately 9 miles. The property benefits from contemporary fitted bathroom and kitchen with intergrated oven & hob. These modern homes provide low maintenance, energy efficient living, gas fired central heating, upvc double glazed windows and the remainder of the 10 year NHBC

Directions: From Bideford Quay proceed over the Old Bideford Bridge at the mini roundabout turn left onto Barnstaple Street and take the 2nd right hand turn into Manteo Way, take the 2nd turning on the left into Watkins Way. Turn left into Donn gardens and then almost immediate right into cul-de-sac where number 2 is found at the top with a for sale board clearly displayed.

Entrance Hall: With composite entrance door off, matted flooring and radiator. Stairs (carpeted and hand rail) to -

First Floor Landing: Carpeted, radiator, loft hatch access, built in cupboard with shelving and electric trip board, larger built in linen cupboard with shelving and radiator.

Lounge/Dining Room: 18' 8" x 17' 7" (5.69m x 5.36m) L-shaped, dual aspect room, carpeted, 2 radiators, 3 UPVC double glazed windows.

Kitchen: 12' 1" x 8' 0" (3.68m x 2.44m) Tile effect vinyl flooring, radiator, good range of matching wall and base units comprising cupboards and drawers with beech style fronts and chrome effect handles, built in Whirlpool electric oven with gas hob and extractor hood above, work surface areas with stainless steel sink unit and chrome effect mixer tap, plumbing for washing machine, space for fridge freezer, glow-worm boiler. UPVC double glazed window.

Bedroom 1: 12' 9" x 11' 2" (3.88m x 3.40m) Carpeted, radiator, UPVC double glazed window.

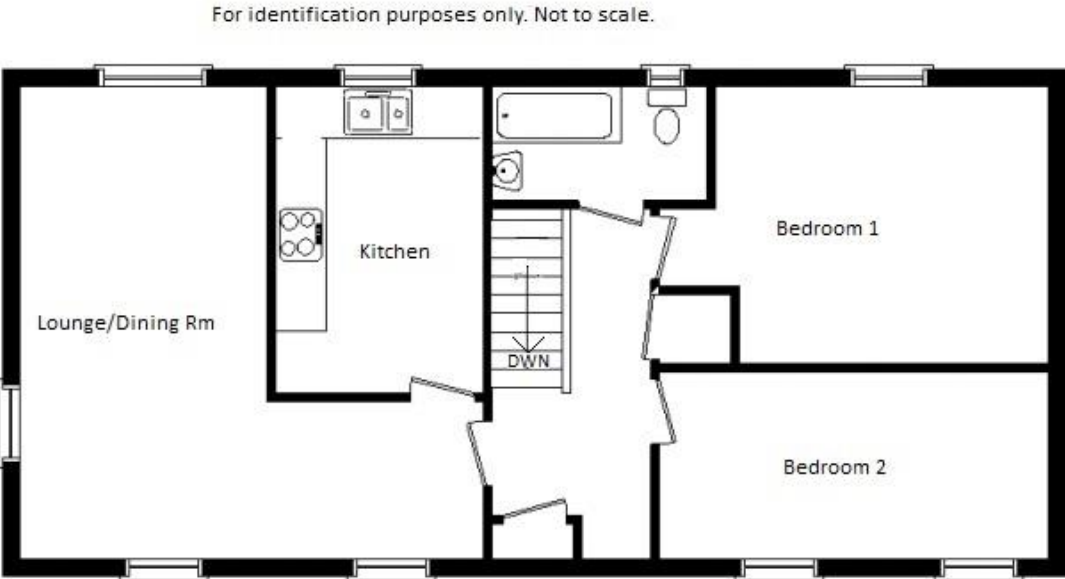
Bedroom 2: 15' 1" x 7' 2" (4.59m x 2.18m) Carpeted, radiator, two UPVC double glazed windows.

Bathroom: Tile effect vinyl flooring, white three piece suite comprising modern paneled bath with tiled walls, mira shower over and glass screen, pedestal hand basin with matching tiled splash backing and close coupled wc. Radiator, UPVC double glazed window and an extractor fan.

Garage: 18' 8" x 8' 9" (5.69m x 2.66m) Metal up and over door, power and light connected. useful, extra, under stairs storage area at the rear.

Outside: To the front of the property is a parking space in front of the garage with side walk way to front door. The communal areas are currently looked after by a managing agent which any owner of this property would contribute approx £10 per month towards.

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