



**33 ROGERS CRESCENT, BIDEFORD, EX39 4FT**

**£210,000**

A well presented 2 bedroom modern terraced house boasting an open plan kitchen/diner and separate living room, together with a low maintenance enclosed rear garden and off road parking. Benefitting from gas central heating & uPVC double glazing. NO ONWARD CHAIN.



A modern 2 bedroom terraced house on the edge of Bideford within a popular development close to local schools and amenities. Having been a private rental in recent years, this property lends itself perfectly to a first time buyer or for an investment opportunity.

On entering the property a downstairs WC is immediately to your left with a further door taking you through to the spacious 16' sitting room.

The open plan kitchen/dining room is clean and modern, with a good array of wall and base level units, integrated electric oven & gas hob, stainless steel sink and drainer, whilst having space for appliances including a fridge/freezer and washing machine.

Upstairs, 2 equally good-sized bedrooms look out over the front and rear of the property, whilst the main bathroom is between the bedrooms comprising a bath with shower over, WC and pedestal basin.

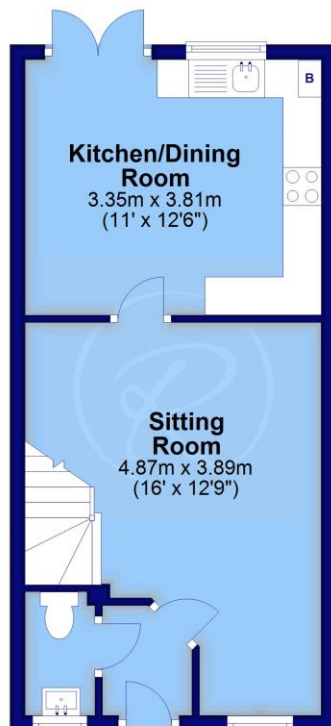
Externally, to the rear an enclosed low maintenance garden is made up of a patio and chippings with a rear gate and pedestrian access. To the front a small area of garden is well maintained with a designated off-road parking space.

**Services:** All mains services are connected  
**Energy Performance Certificate:** B (84)  
**Council Tax:** BAND B (£1,776.97 per annum)



## Ground Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



## First Floor

Approx. 33.5 sq. metres (360.3 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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