



17 BIDDIBLACK WAY, BIDEFORD, EX39 4AY

O.I.R.O £250,000

A 3 bedroom modern detached house offering comfortably sized accommodation including spacious lounge/diner, kitchen/breakfast and ensuite to master bedroom whilst benefiting from gas fired central & uPVC double glazing together with enclosed gardens, garage & off road parking.

This 3 bedroom detached house will be found within the Tarka Point development approximately a mile from Bideford town centre whilst having a regular bus route nearby together with the convenience of Tesco supermarket within walking distance.

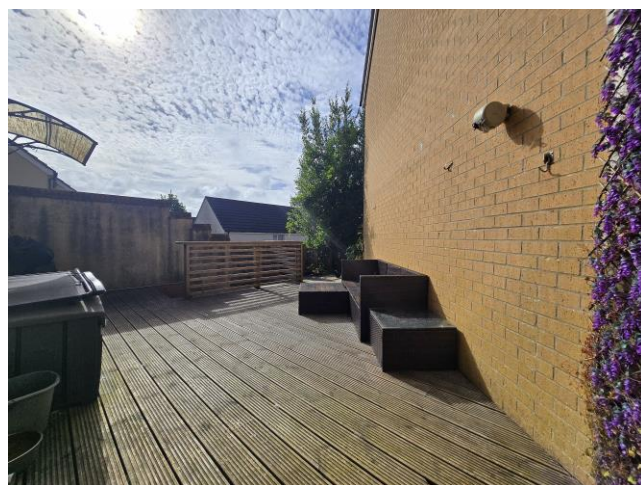
The property benefits from gas fired central heating & uPVC double glazing whilst offering good sized accommodation including a functional kitchen/breakfast room, spacious lounge/diner and cloakroom WC on the ground floor.

Continuing to the first floor, from the landing are 3 bedrooms, the master equipped with en-suite shower and built-in wardrobes. Serving the remaining two bedroom is a family bathroom, comprising a white suite including bath with shower over.

Externally are enclosed gardens to the front & rear; a lawned area to the front beyond painted iron railings whilst the rear is laid to timber decking, providing an ideal space to either relax or entertain as the occasion demands.

No17 has the further benefit of a garage, located in a neighbouring coach house, complete with parking space in front.

Services: All mains services are connected
Energy Performance Certificate: C (78)
Council Tax: BAND C (£2,244.47 per annum)



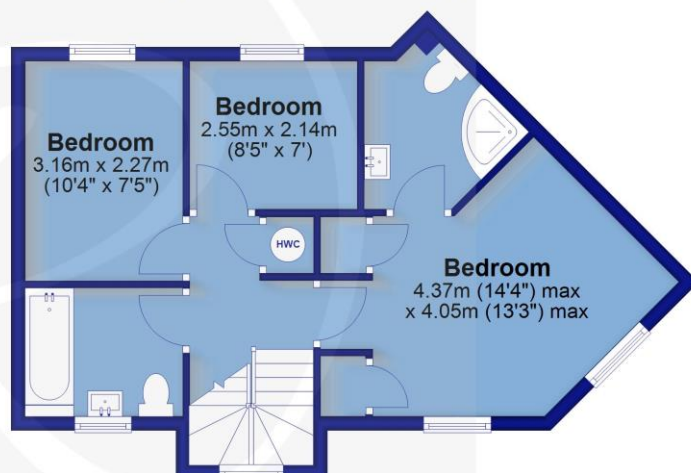
Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 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.