



9 Alpha Place, Bideford, EX39 1QY

Guide price £395,000

A very attractive-looking 3-bedroom Georgian property sitting within a popular terrace and a pretty cobbled street close to the heart of the village with views across the estuary. The house offers classic features of its period, a sitting room to the front with a fireplace, an open plan and spacious family kitchen/dining room to the rear and three generous bedrooms (one en-suite) and family bathroom over two further floors.

The property includes a lovely private rear garden and is within walking distance of all the village amenities - it is a perfect full-time home or a potentially lucrative holiday let.

Outside: The front is very pleasant with a small area overlooking the pretty cobbled street, the rear boasts a uniquely spacious courtyard garden filled with mature trees and bushes and several areas for dining/relaxing including a raised deck platform – all fully enclosed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Invicta House, The Pill, Kingsley Road
 Bideford, Devon EX39 2PF
 t: 01237 476544
 f: 01237 422722
 e: bideford@hardingresidential.com
www.hardingresidential.com

HB95 Ravensworth 01670 713330

