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8 CORONATION ROAD, BIDEFORD. EX39 3DA - GUIDE £185,000

Mid terrace three bed property with stylish décor, kitchen and a useful utility space including a low maintenance rear garden whilst being positioned within a location near to local schools and the town centre.

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Well located on the western side of the Port and Market town of Bideford and conveniently placed for local shops, schools and within a reasonable walk of the main shopping centre and quayside.

SERVICES: All mains services. Gas fired central heating. uPVC double glazed windows.

TENURE: Freehold.

COUNCIL TAX BAND: A.

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street veering left at the top and continuing past the Fire Station and into Old Town. Pass through the Zebra crossing into Clovelly Road, half way up take a left turning into Coronation Road, the property will be found shortly on the left-hand side with house number and for sale board displayed.

The accommodation is at present arranged to provide (measurements are approximate):-

UPVC double glazed door into: **ENTRANCE HALL:** Fitted doormat, wall panelling, radiator and laminate flooring. Stairs to the first floor. Half glazed door into:

LIVING DINING ROOM: 3.91m x 2.82m max into bay. Vertical column style radiator and laminate flooring. Open arch way to:

DINING ROOM: 3.33m x 3.04m Radiator and laminate flooring. Under stairs cupboard with storage for coats and footwear.

KITCHEN: 3.44m x 2.04m Working surface incorporating double circular basin stainless steel sink unit with tiled splashback. Four ring gas hob with extractor hood above and oven below. Cupboards and drawers with two shelved pantry style cupboards. Tiled flooring.

INNER HALL: Vinyl flooring and shelved cupboard.

BATHROOM: Bath with fitted shower over and splash boarding. Low-level dual flush WC and wash basin with storage underneath. Black column style radiator with contemporary wall panelling. Extractor fan and vinyl flooring.

UTILITY ROOM: 3.21m x 1.41m Working surface with space and plumbing underneath for washing machine plus fitted splash boarding.

FIRST FLOOR STAIRS AND LANDING: Fitted carpet and storage cupboard.

BEDROOM ONE: 3.93m x 3.19m Exposed floorboards and fitted radiator with cover.

BEDROOM TWO: 3.38m x 2.37m Radiator and fitted carpet.

BEDROOM THREE: 3.40m x 2.04m Radiator and fitted carpet. Wall mounted Glow-worm gas fire boiler.

OUTSIDE: Low maintenance rear garden having Astroturf fitted with a small composite decking area. Large flower bed border with attractive original stonewall boundaries and a large garden shed. There is also some mature fruit trees and well established flowers and plants.

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Ground Floor **First Floor**

NOT TO SCALE – FOR IDENTIFICATION ONLY

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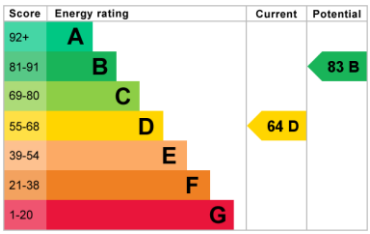
The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.



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