



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



An immaculately presented 3 bedroom terraced house with spacious and modern accommodation throughout with a fully enclosed rear garden and located only a stones throw from Victoria Park and an easy level walk into the town centre. EPC - D

**BLAK**  
PROPERTY

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51 Chanters Road, Bideford, Devon, EX39 2QN  
 | £330,000

51 Chanters Road has undergone many improvements by the current owners. The property is immaculately presented and ready to move into straight away. The ground floor offers 2 reception rooms, with the living room having a large bay window and the dining room having a log burner and direct access to the garden. The kitchen is a dual aspect room and benefits from lots of natural light. The kitchen has been updated recently with high quality high gloss cupboards and white Quartz worktops together with integrated appliances. To the first floor are 3 bedrooms, all of which are doubles, and are served by a modern and stylish family bathroom. The property has had a newly fitted Baxi Boiler installed 2 years ago together with a new roof which included, new battons, new felt and new tiles.

Chanters Road is situated just a short level walk away from Bideford town centre which offers a good range of everyday amenities including both national and high street shops, schools, banks and leisure facilities. Also close at hand is the coastal resort of Westward Ho! Renowned for its safe, sandy surfing beach which flanks Northam Burrows and the Royal North Devon Golf Course. Nearby is the picturesque fishing village of Appledore with its quaint interwinding streets and historic maritime connections.

Directions: From Bideford quay proceed out of town on Kingsley Road passing Morrisons supermarket at the cross roads take the right turning into Chanters Road, follow the road for approximately 100 meters and No 51 will be seen on the left

Entrance Porch: Mosaic tiled flooring, door into

Entrance Hall:

Living Room: 12' 4" x 10' 6" (3.76m x 3.20m) A bright and spacious room with feature bay window and fitted blinds together with useful storage around the chimney breast.

Dining Room: 12' 8" x 9' 10" (3.86m x 2.99m) Wood effect parquet style flooring with a wood burner sat on a slate hearth together with patio doors leading out to the rear garden with another door opening into:

Kitchen: 13' 9" x 9' 10" (4.19m x 2.99m) A bright dual aspect modern kitchen with grey gloss units at both base and eye level with high quality white Quartz beveled worktops together with integrated appliances including; Fridge/Freezer, eye level Microwave & Single Oven, Washing Machine and Dishwasher together with a high quality induction hob and extractor hood over.

1st Floor Landing:

Bedroom 1: 16' 0" x 11' 1" (4.87m x 3.38m) Located at the front of the property over looking the park with a large bay window.

Bedroom 2: 12' 2" x 10' 2" (3.71m x 3.10m) A good size double room located in the middle of the property.

Bedroom 3: 9' 10" x 7' 4" (2.99m x 2.23m) The third bedroom can easily fit a double bed or alternatively can be used as a home office or hobby room and overlooks the rear garden.

Bathroom: 6' 7" x 6' 2" (2.01m x 1.88m) A modern 3 piece bathroom suite comprising of a low level WC, wash hand basin and large shower enclosure. The room is fully tiled and has mosaic tiled flooring and a window with obscure glazing.

Outside: To the front of the property is a pathway leading up to the property with the front garden being laid to slabs and chippings with mature shrub border. To the rear of the property is a fully enclosed garden arranged over two levels. The lower level which is accessed directly from the property is all resin meaning very low maintenance with resin steps and path leading to the top level of the garden which has a level turfed area together with a resin seating area at the back of the garden. To the rear of the property is a pedestrian gate allowing access to the pathway that runs adjacent to the property.

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