

5 Coronation Road, Bideford, Devon, EX39 3DA

Guide Price £174,400

- Council Tax Band A
- Enclosed Rear Garden
- Recently Fitted Kitchen
- Ideal First Home/Buy to Let
- Viewing Highly Recommended
- Two Bedrooms
- Convenient Location
- On Road Parking
- NO CHAIN

5 Coronation Road, Bideford

This delightful terraced property acquires a tucked away position within central Bideford providing easy access to amenities. The property is presented immaculately and is offered to the sales market with no onward chain.

The ground floor briefly comprises of an entrance porch, open plan lounge/dining room, leading to a recently fitted kitchen and utility space. The second floor hosts a family bathroom and two good size bedrooms, whilst to the rear of the property is a fully enclosed low maintenance garden. 5 Coronation Road, will be found to be a perfect first home or investment property, in which we highly recommended viewing in order to appreciate what the property has to offer.



Council Tax Band: A



Entrance Porch

Welcomes you into the property.

Open Plan Lounge/Diner

25'7" x 12'9"

A spacious lounge/diner with a large bay window flooding the room with natural light, a great social space.

Kitchen

11'0" x 6'8"

A recently fitted kitchen equipped with a range of matching hand and eye level units with space for a fridge/freezer, dishwasher, oven and washing machine.

Utility

10'3" x 4'7"

A handy room for storage which leads out onto the garden.

First Floor

Bedroom 1

12'0" x 10'7"

A spacious double bedroom.

Bedroom 2

11'4" x 7'4"

A further good size bedroom.

Bathroom

10'8" x 7'2"

A well-fitted white suite, comprising a corner shower cubicle, large corner bath, low level WC, heated towel rail and hand wash basin.

Outside

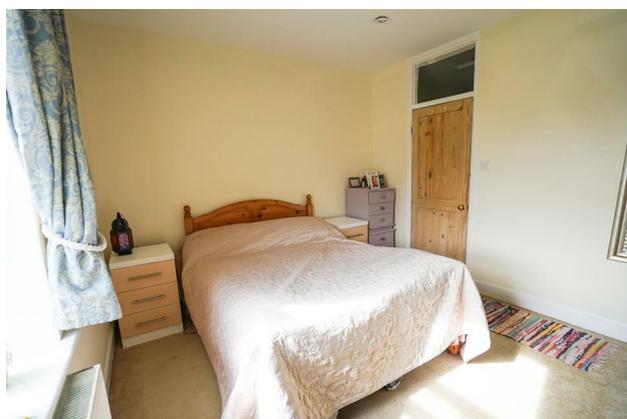
At the front of the property, there's a low-maintenance garden laid with slabs. Towards the rear, you'll discover a charming enclosed terraced garden, mainly laid to lawn and chippings. Additionally, there's a convenient storage shed and greenhouse at the rear of the garden.

Services

All mains connected, gas fired central heating.

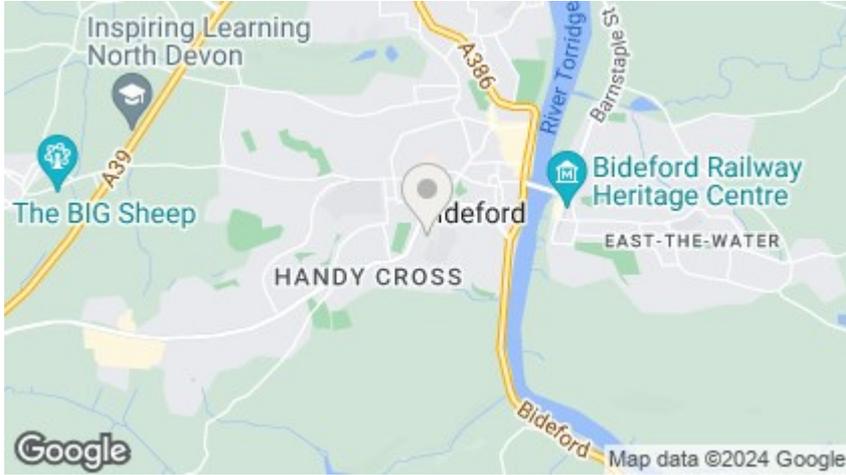
Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



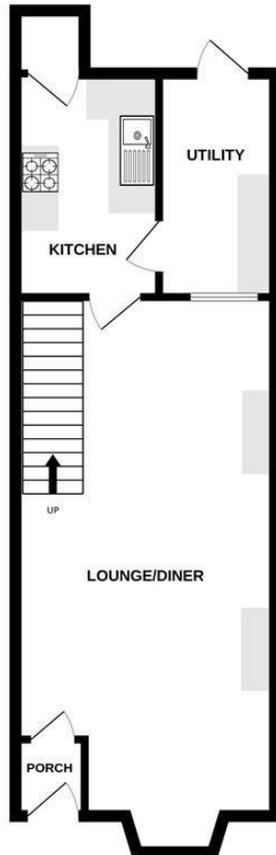
Directions

From Bideford Quay, head South towards Torrington going straight over the mini-roundabout at The Old Bridge and turn right at the next mini-roundabout onto Meddon Street. Follow Meddon Street up the hill and after passing the First Inn Last Out Public House on your left hand side, take the next left hand turning onto Coronation Road where number 5 will be situated on your left hand.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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