



34 Tennacott Heights, East The Water, Bideford, Devon, EX39 4DH





34 Tennacott Heights, East The Water, Bideford, Devon, EX39 4DH

Guide Price £230,000

Offering well proportioned accommodation with higher than average ceilings (note the cabin beds!) this larger than average family home offers the greatest of all luxuries - space! The family friendly accommodation has a wonderful flow, and the larger than average windows fill the rooms with light. The front door of the property opens onto a welcoming ENTRANCE HALL with stairs to the first floor and doorway to the L shaped LOUNGE/DINING ROOM, a spacious and inviting room with picture window overlooking the good size front garden and sliding patio doors onto the rear garden. Just off of the dining area is a semi open plan KITCHEN with picture window overlooking rear garden, extensive worktops with inset sink and drainer as well as electric hob with extractor over, a range of eye and base level units, built-in oven and space for appliances. From the entrance hall, stairs lead up to the FIRST FLOOR LANDING, filled with natural light from the generous size window and doors lead off to the MASTER BEDROOM with picture window, TWO FURTHER BEDROOMS both of good size and the extremely well fitted FAMILY BATHROOM with floor to ceiling tiled walls, window, white suite including generous bath with central taps and a separate shower cubicle.

34 Tennacott Heights, East The Water, Bideford, Devon, EX39 4DH

Larger Than Average Family Home
Bright And Spacious Lounge / Dining Room
Fitted Kitchen Overlooking Rear Garden
Three Well Proportioned Bedrooms
Bathroom With Separate Shower Cubicle
Front And Rear Gardens
Garage In Nearby Block
Offers Great Value!

Entrance Hall

1.29m x 1.81m (4' 3" x 5' 11")

Lounge

3.65m x 4.30m max (12' 0" x 14' 1" max)

Kitchen/Dining Room

3.18m x 5.28m (10' 5" x 17' 4")

First Floor Landing

3.06m x 2.16m (10' 0" x 7' 1")

Bedroom One

3.72m max x 3.03m (12' 2" max x 9' 11")

Bedroom Two

3.11m max x 2.69m (10' 2" max x 8' 10")

Bedroom Three

1.99m x 2.16m (6' 6" x 7' 1")

Bathroom

1.68m x 2.49m (5' 6" x 8' 2")

Outside

The property is approached via steps to the good size FRONT GARDEN, which is laid to lawn and, because of the privacy afforded by the elevated position, is a very useable garden space. The REAR GARDEN is also laid mainly to lawn and is bounded by timber fencing with gate, useful to access the nearby en-bloc GARAGE with parking for one vehicle to the front of the garage. There is ample roadside parking to the front of the property.

Garage

SERVICES

Services: We understand all mains services are available.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

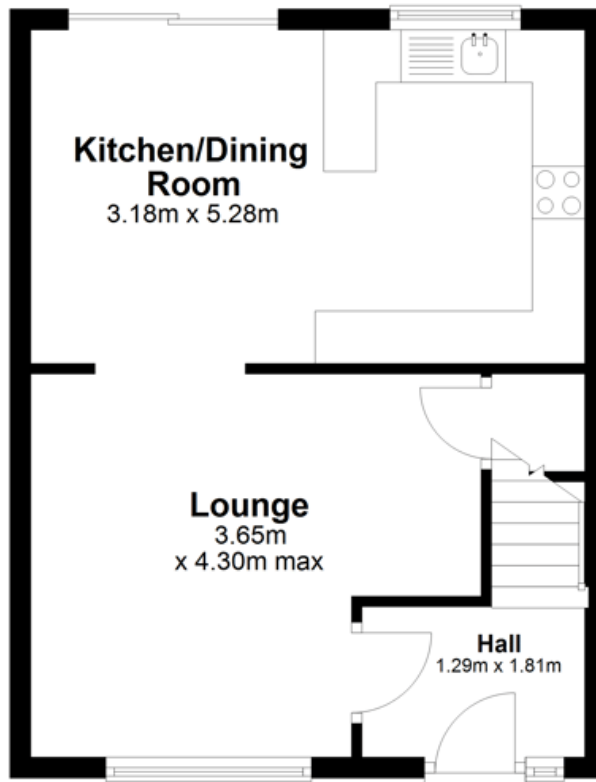
DIRECTIONS

To locate, please follow satnav reference EX39 4DH.

*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our
other services including Auctions, Commercial
Property and Market leading independent
financial advice.*

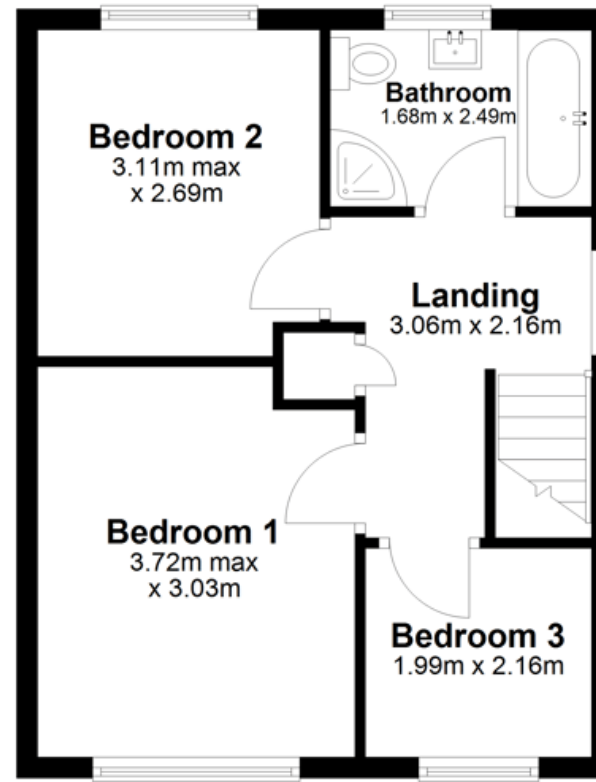
Ground Floor

Approx. 36.7 sq. metres



First Floor

Approx. 36.4 sq. metres



Total area: approx. 73.1 sq. metres

Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



