



6 Catshole Lane
Bideford, EX39 3DQ

 **seldons**
estate agents

6 Catshole Lane

Bideford, EX39 3DQ

A modern 4 / 5 bed (2 en-suite) detached family house with garage and off-road parking possibly suitable for dual occupancy. Boasting spacious living accommodation, stylish, open plan kitchen/dining room with double doors out the rear garden. Enjoying reaching views over the surrounding countryside from the upper floors uPVC double glazing & Gas central heating. The property is situated in a quiet cul de sac location and is within a short distance of Bideford town and local amenities. EPC: C

- Detached Family House
- Potential for Dual Occupancy
- Garage & Off-Road Parking
- Modern Bathroom
- UPVC Double Glazing
- 4/5 Bedrooms (2 En-suites)
- Living Room with Juliet Balcony
- Open Plan Kitchen/Dining Room
- Cul De Sac Location
- Gas Central Heating

A modern 4 / 5 bed (2 master en-suite shower rooms) detached family house with garage and off-road parking suitable for dual occupancy. The property enjoys far reaching views over the surrounding countryside from the upper floors and boasts spacious living accommodation and stylish, open plan kitchen/dining room with double doors out the rear garden. The house benefits from uPVC double glazing, Gas central heating and a remaining balance of approximately 4 Years NHBC guarantee. The property is situated in a quiet cul de sac location and is within a short distance of Bideford town and local amenities.

- Detached Family House
- 4/5 Bedrooms (2 master en-suites)
- Potential for Dual Occupancy
- Living Room with Juliet Balcony
- Garage & Off-Road Parking
- Open Plan Kitchen/Dining Room
- Modern Bathroom
- Cul De Sac Location
- uPVC Double Glazed Windows
- Gas Central Heating

Canopy Porch: leads to entrance door to:

Entrance Hall
Doors to the garage and games room/bedroom 5. Stairs rising to first floor.

Games Room/Bedroom 5
A large family room currently used as a bedroom with en-suite shower room.

First Floor Landing: Door to living room & kitchen/dining room and w/c cloak room, stairs rising to second floor.



Living Room

A bright, spacious reception room enjoying far reaching countryside views from a Juliet balcony. TV and telephone point.

Kitchen/Dining Room

A stylish modern open plan kitchen/dining room comprises a good range of cream fronted eye level and base units with stainless steel handles, wood effect work roll edge surfaces, stainless steal sink with mixer taps. Integrated fridge freezer. Space for cooker, dishwasher and washing machine. Tiled splash backs and tiled flooring. Double doors to rear garden.

Second Floor Landing

Doors to bedrooms and bathroom, airing cupboard and stairs rising to master bedroom.

Bedroom 2

Large bright double bedroom with uPVC double glazed window to front enjoying wonderful views over the nearby countryside. This room is currently used as an art room.

Bedroom 3

A double bedroom with uPVC double glazed window over- looking the rear garden and nearby countryside.

Bedroom4/Study

A good size room overlooking the rear garden.

Bathroom

A modern white three-piece suite, panel bath with chrome mixer taps and hand held shower. Pedestal wash hand basin with mixer taps, low flush w/c. Part tiled walls, frosted uPVC double glazed window, tiled flooring.

Bedroom 1

A large double aspect double bedroom enjoying spectacular views across the nearby countryside. Eve storage, loft access and door to en-suite shower room comprises low flush w/c wash hand basin with mixer taps and storage cupboards under, single shower unit. Part tiled walls and tiled flooring.

Outside

To the rear of the property is an enclosed garden with level patio seating and lawned areas, and slopes upwards towards the end of the garden. At the front of the house is an attractive lawned front garden with steps and pathway leading up to the front door brick paved drive way and integral Single Garage (4.80m X 2.55m) with up and over door, light and power.

General

Council Tax: Band D

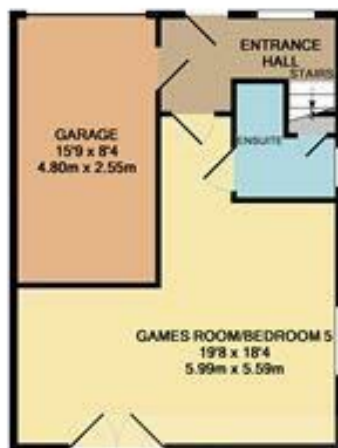
Services: Mains Water, Gas & Electric

Tenure: Freehold

Directions

From Bideford Quay proceed to the top of the High Street and turn left. Continue along this road until reaching the 'T' Junction and proceed straight across on to Clovelly Road. At the top of Clovelly Road turn left into Catshole Lane where the property can be found towards the end of the cul de sac on the left-hand side.





TOTAL APPROX. FLOOR AREA 1650 SQ. FT. (153.3 SQ. M.)

(Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metrepro ©2013)



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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

01237 477997

17 The Quay
Bideford
Devon
EX39 2EZ
enquiries@seldonestateagents.co.uk
www.seldons.co.uk

seldons
estate agents

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Seldons Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.