



## 24 Ford Rise Bideford, Devon EX39 5GB

**HARDING & CO**  
ESTATE AGENTS & VALUERS

- 3 Bedroom semi detached Family Home
- Bathroom, 1 En-Suite and Cloakroom
- Large Living Room/Diner. Modern Fitted Kitchen

- Enclosed Rear Garden
- Garage and Parking. Gas Ch. Double Glazing
- Working/Retired Only. Pets Cons. Avail Aug 2017

**Rent: £725.00 PCM**

**Deposit: £725.00**



**Entrance Hall** - 11'3 x 4'3 (3.43m x 1.30m)  
Fitted carpet, radiator, understairs storage cupboard, stairway to First Floor, telephone point.

**Cloakroom** - 4'9 x 3'3 (1.45m x 0.99m)  
2-piece suite comprising close couple WC and pedestal wash hand basin with extensive tiled splashbacking. Radiator, laminated wood flooring. UPVC double glazed window to side elevation.

**Kitchen** - 11'11 x 11'2 (3.63m x 3.40m)  
Modern Kitchen with a range of eye and base level cabinets and matching drawers, roll top surfaces and stainless steel sink with extensive tiled splashbacking. Built-in 4-ring electric hob and oven with extractor fan over. Dishwasher. Fridge/Freezer. Space for washing machine. Radiator, vinyl flooring, cabinet housing gas fired boiler. UPVC double glazed window overlooking rear garden.

**Living Room / Diner** - 22'6 x 12'5 (6.86m x 3.78m) -  
UPVC double glazed windows to front and rear elevations. Fitted carpet, TV point, 2 radiators, ample space for dining table and chairs.

**First Floor Landing** - Fitted carpet, hatch access to loft space.

**Bathroom** - 8'9 x 4'10 (2.67m x 1.47m)  
Wash hand basin, White panelled bath with Mira shower over and close couple WC. Laminate wood flooring, radiator. UPVC double glazed window to rear elevation.

**Bedroom 1** - 12'7 x 11'11 (3.84m x 3.63m) –  
UPVC double glazed window. Fitted carpet, radiator. Door to:

**En-Suite** - Comprising close couple WC, wash hand basin and fully tiled shower cubicle. Laminate wood flooring, radiator.

**Bedroom 2** - 11'10 x 9'9 (3.61m x 2.97m) - UPVC double glazed window. Fitted carpet, radiator.

**Bedroom 3** - 8'10 x 8'9 (2.69m x 2.67m) - UPVC double glazed window overlooking rear garden. Walk-in wardrobe, fitted carpet, radiator.

**Outside** - The property has a full enclosed garden laid to lawn.

**Door to Garage.**

To the front of the property is a driveway with space for 2 cars.

**Garage** - With remote controlled up and over door. Power and light connected.

**Directions** - From Bideford Quay proceed towards Torrington and upon reaching the mini roundabout continue straight on taking the next right hand turning into Devonshire Park. Continue on this road taking the 1st right hand turning into Ford Rise where number 24 will be situated a short distance on your left hand side clearly displaying a a Harding & Co To Let board.

**Energy Performance Certificate: C**  
**Council Tax Banding: C**

**Reference Fees Apply:** £120 per adult

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