





17 Irsha Street, Bideford, Devon EX39 1RZ

Guide price £465,000

A superb 3 bed character cottage in Irsha St, backing directly onto and with direct access onto the estuary and far reaching sea views at the rear. We have been asked by the present owner to offer this lovely cottage discreetly initially, and therefore there is no formal brochure available at this time. For more information and an appointment to view please call us on 01237 476544

Briefly comprising: Kitchen/diner, g/f cloakroom, sitting room with part glazed roof with access to the enclosed and partially walled, lawned garden with the estuary at the rear, 2 1st floor bedrooms and bathroom, 2nd floor master bedroom with sea views, gas CH.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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