



A TASTEFULLY DECORATED SEMI-DETACHED 3 BED CHALET BUNGALOW. BENEFITING FROM OFF ROAD PARKING FOR TWO CARS & AN ATTRACTIVE LAWNED REAR GARDEN. THE PROPERTY IS IN A HIGHLY SOUGHT AFTER AREA & IN A CONVENIENT LOCATION CLOSE TO BIDEFORD TOWN.

- Hall Way
- Open Plan Living/Kitchen Area
- Bathroom
- 3 Bedrooms
- En-suite
- Parking
- Lawned Gardens & Decking

The convenience of the location will really be appreciated by those seeking to enjoy the benefits of a central town position without being part of a large modern open plan estate. Close to the Kenwith Valley nature reserve, and having rural views from the property. Being just about half a mile from the town centre shops and quayside and a similar distance to the North Devon link road which allows access to North Devon's principle town of Barnstaple approx 10 miles and the M5 motorway connection north of Tiverton approx 45 miles. Regular bus services commute to the seaside resort of Westward Ho! approx 3 miles with its long sandy beach and adjoining championship golf course.

COUNCIL TAX BAND: B.

SERVICES: All mains services. Gas fired central heating. uPVC double glazed windows.

DIRECTIONS: From Bideford Quay proceed as towards Northam along the Kingsley Road and after approx half a mile just by Rydon Garage take the first turning left which turns back into Northam Road. Take the first right into First Raleigh veering right at the fork into Fordlands Crescent follow the road and number 16 will be on the right with number displayed.

The accommodation is at present arranged to provide (measurements are approximate):-

GROUND FLOOR

ENTRANCE HALL: Half glazed front door, radiator, large under stairs storage cupboard. Laminate flooring. Glass panelled doors into lounge area.

BATHROOM: White bathroom suite comprising low level wc, 'P' bath with mixer shower taps and wash hand basin. Radiator, uPVC obscure double glazed window. Tiled splash back and tiled flooring.

BEDROOM 2: 3.25m x 3.07m (10'8" x 10'1") Coving, uPVC double glazed window and fitted sliding door wardrobe with mirrored front. Fitted carpet as laid.

BEDROOM 3: 3.43m x 2.20m (11'3" x 7'3") Coving, uPVC double glazed French doors to the front. Fitted carpet as laid. Radiator.

LOUNGE: 3.79m x 3.38m (12'5" x 11'1") uPVC double glazed window and sliding doors to decked balcony and rear garden. Laminate flooring and radiator.

KITCHEN/DINER: 3.67m x 2.98m (12' x 9'9") L-shaped working surface incorporating one and a half bowl single drainer sink unit. Four ring gas hob with Hotpoint extractor hood above and Hotpoint oven under. Attractive tiled splash back with soft close cupboards and drawers above and below.

FIRST FLOOR

BEDROOM 1: 4.60m x 3.82m (15'1" x 12'6") (restricted head height) Double glazed skylight and uPVC double glazed doors with a Juliet balcony having great views across open countryside. Eaves storage and fitted carpet as laid.

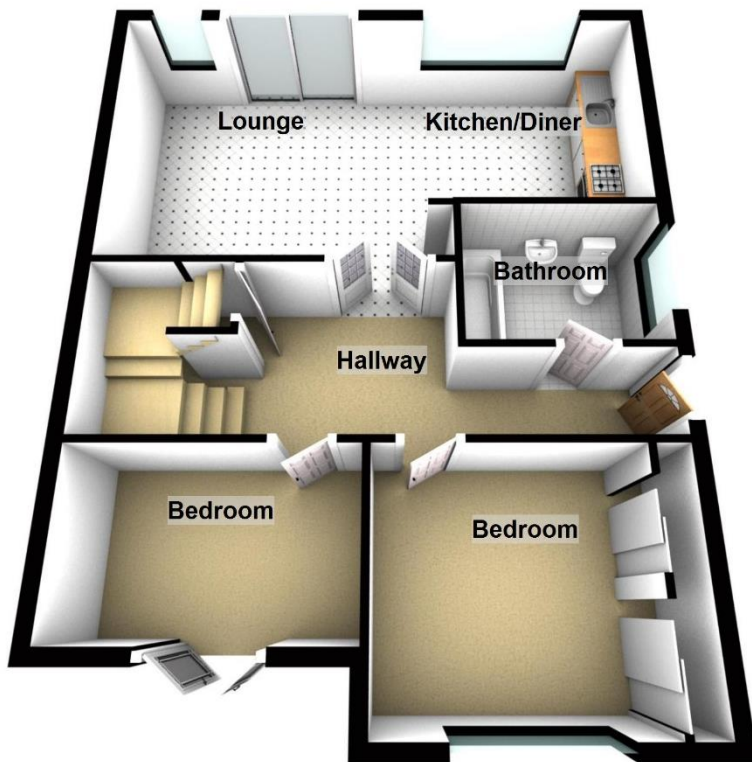
EN SUITE: Fully tiled shower cubicle with Triton shower. Hand wash basin and low level WC. Double glazed skylight, extractor fan, heated towel rail and fully tiled walls and floor.

EXTERNALLY

To the front of the property there is a driveway with parking for two cars. A stepped path leads to the side of the property giving access to the Bungalow and REAR GARDEN 18.29m x 8.84m (60' x 29'). A pleasant and well maintained garden comprising a small patio area and steps leading to a slightly sloped lawn. At the bottom there is a 7.01m x 2.74m (23' x 9') decking area perfect for barbeques and entertaining. Underneath the house there is also a useful cellar space which is currently used for storage and as a utility room with power, light and plumbing for a washing machine.



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
 Applicants should verify details by personal examination and enquiry.