



BRIGHTS
ESTATE AGENTS



**9 RICKARDS GREEN, ABBOTSHAM, BIDEFORD. EX39 5BB -
GUIDE £395,000**

A delightful, well-presented detached three bed bungalow situated on an attractive corner plot, offering light accommodation being complimented by a generous and south facing rear garden. Set within the highly favoured village of Abbotsham.



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



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Situated on the edge of this very popular village community within a small cul de sac of similar bungalows. The bungalow is set within very pleasant rural location yet Abbotsham village is within 1 mile of the Port and Market town of Bideford and also handily placed to access the North Devon Link Road allowing ease of communications to North Devons principle town of Barnstaple (approx. 10 miles) and the M5 just north of Tiverton (approx. 45 miles). Abbotsham village has its own junior/infants school, fantastic village pub and church. Also within a mile or so is the seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course.

SERVICES: Mains water, electricity and drainage. Electric heating and double-glazed windows.

COUNCIL TAX BAND: D.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford proceed north to the Heywood Road roundabout at the end of the Torridge Bridge turning left as signposted Bude. After approx. 1 mile or so take the second turning right as signposted Abbotsham. At the T junction turn left and then continue to the crossroads where you turn right and then first right again and Rickards Green will be found on the left-hand side. The bungalow is the first on your right with a for sale board displayed.

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

UPVC double glazed door into: **RECEPTION:** 2.76m x 2.66m Tiled floor, pine panelled ceiling with Velux window fitted. **CLOAKROOM:** Low level WC and wash basin. Fitted storage cupboards and tiled flooring.

LIVING ROOM: 7.29m x 4.27m max. Recessed fireplace with brick hearth and surround. Electric radiator and wooden-effect flooring fitted. Double glazed sliding door into a sunny GARDEN ROOM with Velux window. Double glazed sliding door onto a small balcony. Exposed floorboards leading down a few steps to access both ample storage space and to a UPVC double glazed door opening onto the outside decking.

KITCHEN DINING ROOM: 5.36m x 3.77m max. Working surface incorporating one and a half bowl single drainer sink unit with tiled splashback, four ring electric hob and extractor fan over. High-level integrated microwave with double oven below, and integrated fridge and dish washer. Cupboards and drawers with matching wall units. Electric radiator and vinyl flooring. Door into:

REAR PORCH: Plumbing and space for the washing machine and freezer. Coats and footwear storage with single glazed door leading to the outside.

INNER HALLWAY: Night storage heater, hatch to loft space and fitted carpet.

BEDROOM ONE: 3.94m x 3.13m Dual aspect room with fitted carpet.

BEDROOM TWO: 4.04m x 2.87m Double glazed sliding door to the outside and fitted carpet.

BATHROOM: Corner shower cubicle with fitted splash boarding, low-level dual flush WC and wash basin combination unit plus storage. Bath with shower mixer taps fitted and extensively tiled walls. Chrome ladder style radiator/towel rail, extractor fan and fitted carpet.

BEDROOM THREE: Fitted carpet.

OUTSIDE: The property sits in a generous corner plot with an attractive open frontage comprising neat lawn area, mature shrubs and small trees. There is an adjacent **GARAGE** 4.86m x 2.74m with an up and over door, power and light. Single glazed door into a rear **WORKSHOP** 4.62m x 2.54m with working surface and fitted shelving. UPVC double glazed pedestrian door to the side of the property having a gate leading into the superb south facing **REAR GARDEN** being very well established and beautifully curated, blending flowerbeds with colourful plants and bushes, attractive potted flowers and a manicured lawn. There are numerous places to sit with two patio areas, one being covered, a newly fitted decking and summer house. Outside tap.



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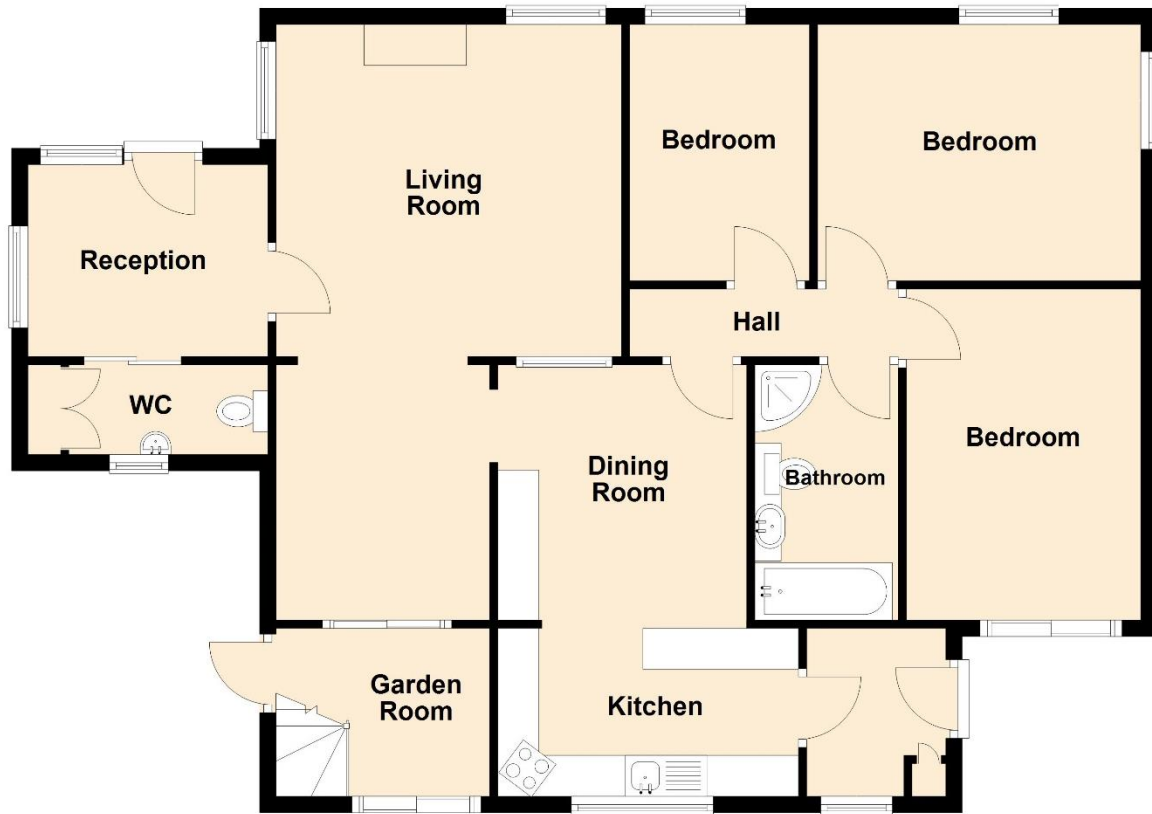
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Total area: approx. 105.2 sq. metres (1132.4 sq. feet)

NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 - The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

Directors: K J Bright FRICS and S A Bright BSc (Hons)

17 The Quay, Bideford, EX39 2EZ

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