



BRIGHTS
ESTATE AGENTS



2 BAILEY MEWS, BIDEFORD. EX39 3TL – GUIDE £435,000

A modern executive four bed detached house within this highly popular development on the outskirts of Bideford. The property benefits from an impressive and fully equipped family/kitchen/dining room which opens onto the immaculate and fully enclosed sunny garden. There is also a master bedroom with an en-suite, utility room and a double garage with parking in front.



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There is an annual maintenance cost of approx. £150.00 which covers management of the development and up keep of the communal/open areas. Bailey Mews is part of the new development located on the old Moreton site close to Bideford town. The attractive development is a mixture of detached, semi-detached and terraced houses and is conveniently placed for local primary and secondary schools. It is also handy for the local Hospital and Medical Centre within Abbotsham Road and being a reasonable walk to the town centre, shops and picturesque quayside.

There is easy access to the North Devon Link Road, North Devon's principle town of Barnstaple (approx. 10 miles) and the local seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course approx. 3 miles.

SERVICES: All mains connected. Gas central heating & uPVC double glazed windows.

COUNCIL TAX: Band E.

TENURE: Freehold

DIRECTIONS: From Bideford Quay proceed up the main High Street veering left at the top and then taking the first turning right into Abbotsham Road. Continue for approx. 1/2 mile passing the Hospital on the right then the College on the left until the College Park development is seen on your left, take the second left into the estate. Follow the road up and eventually take the next right hand turning and the next left hand turning into Bailey Mews. Take the next left where number 2 will be the first property on you left.

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

Composite double glazed front door:

ENTRANCE HALL: Stairs to first floor, understairs cupboard currently used for footwear and cloaks storage. LVT flooring.

CLOAK ROOM: Low level dual flush WC, wash basin and tiled splash back. Radiator and an extractor fan. LVT flooring.

LIVING ROOM: 6.41m x 3.55m Dual aspect room, two radiators and fitted carpet.

KITCHEN/DINING/SITTING ROOM: 7.54m x 3.51m Fully equipped kitchen with granite work surface incorporating one and a half bowl single drainer stainless steel sink unit, fitted Smeg eye level double oven, integrated dish washer and fridge/freezer. Four ring gas hob with extractor fan above, cupboards and drawers with matching wall units. Two radiators, LVT flooring and uPVC double glazed sliding doors leading into the rear garden.



UTILITY: Working surface incorporating single drainer stainless steel sink unit, plumbing and space for washing machine underneath. Cupboards and drawers, radiator, extractor fan and LVT flooring.

STAIRS & FIRST FLOOR LANDING: Diamond shaped feature window to the front of the property, radiator, access to loft, airing cupboard housing hot water tank and fitted carpet.

BEDROOM ONE: 3.61m x 3.52m Fitted wardrobes and a radiator. Fitted carpet.

EN-SUITE: Dual flush WC, fully tiled shower cubicle, wash basin with tiled splash back and an extractor fan. Chrome ladder style radiator and LVT flooring.

BEDROOM TWO: 3.51m x 3.17m Fitted carpet and radiator.

BEDROOM THREE: 3.62m x 2.79m Fitted carpet and radiator.

BATHROOM: Low level dual flush WC, wash basin with fitted mirror, bath with fitted shower, shower screen and tiled splash back. Shaver point, extractor fan and LVT flooring.

BEDROOM FOUR/STUDY: 3.13m x 2.40m Fitted carpet and radiator.

OUTSIDE: Adjacent to the property is a **DOUBLE GARAGE** 5.64m x 5.64m with an up an over door, electric, power, fitted shelving and overhead storage. There is also 2 parking spaces in front. A pedestrian side gate leads to the manicured and orderly sunny **REAR GARDEN** being fully enclosed with a patio area and a gently sloping lawn to a decked seating area. Colourful plants, flowers and shrubs have been carefully positioned in stone chipping flower beds whilst attractive feature climbing plants have been guided up the side of the garage wall. Garden shed and an outside tap.





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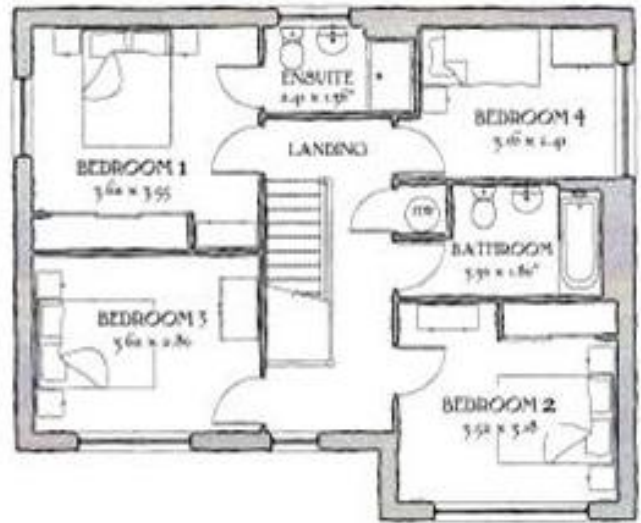
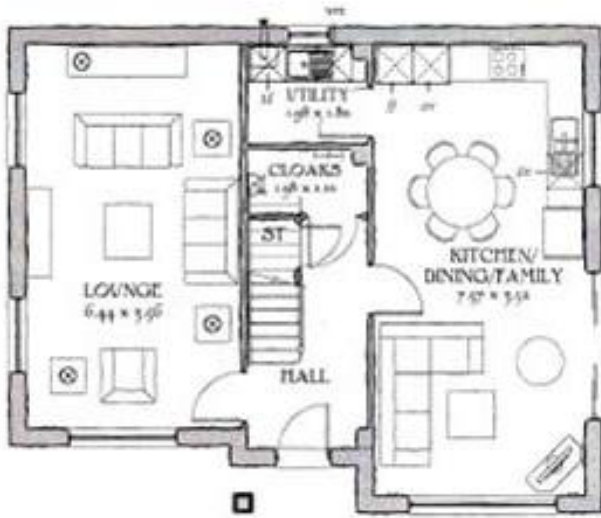
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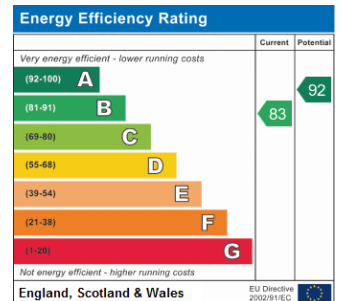


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Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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