



BRIGHTS
ESTATE AGENTS



HURST PARK, ABBOTSHAM, BIDEFORD. EX39 5BA
- GUIDE £495,000

Well situated three/four bed detached house within the highly favourable village of Abbotsham with fantastic pub, church and primary school. The property has a modern kitchen, bathroom, parking for numerous vehicles and a fully enclosed south facing rear garden.



brightsofbideford.co.uk
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Situated in the middle of this very popular village community. Abbotsham village is within 1 mile of the Port and Market town of Bideford and is handily placed to access the North Devon Link Road allowing easy reach of North Devons principal 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. Within a mile or so is the Affinity Park Retail Outlet and also the seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course.

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

COUNCIL TAX BAND: E.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street veering left at the top and then taking the first right into Abbotsham Road. Continue for just over 1 mile or so until reaching the village of Abbotsham and a 4 cross way. Proceed straight across and follow the road down and the property will be found within a short distance on the right-hand side displaying its name and a For Sale Board.

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

UPVC double door into: **ENTRANCE HALL:** Built in cupboard with space for cloaks and footwear. Radiator and fitted carpet. Stairs to the first floor.

CLOAKROOM: Low-level dual flush WC, wash basin with tiled splashback and cupboard below. Radiator and tiled flooring.

KITCHEN DINING ROOM: Working surface incorporating one and a half bowl single drainer Rangemaster sink unit. Four ring electric hob with extractor fan above, eye-level oven with separate microwave/grill, cupboards and drawers with matching wall units. Two radiators and laminate flooring. Freestanding oil Firebird boiler. **LIVING ROOM:** 7.88m x 3.61m Log burner fitted with tiled hearth, two radiators and fitted carpet. Pleasant picture window looking over the rear garden. UPVC double glazed French doors into the rear garden.

BEDROOM FOUR/SITTING ROOM: 3.64m x 3.08m Lovely dual aspect room enjoying views over the south facing rear garden. Radiator and fitted carpet.

STAIRS AND FIRST FLOOR LANDING: Glass balustrade, fitted carpet and access to the loft.

BEDROOM ONE: 4.29m x 3.61m Sunny dual aspect room with wardrobes, radiator and fitted carpet.

BEDROOM TWO: 3.62m x 3.48m South facing dual aspect room. Fitted mirror fronted sliding door wardrobes, radiator and fitted carpet.

SHOWER ROOM: Easy access walk-in shower with fully tiled splashback, low level dual flush WC and wash basin vanity unit with storage underneath. Chrome ladder style radiator, extractor fan and vinyl flooring.

BEDROOM THREE: 3.10m x 3.06m Built-in shelved airing cupboard housing the hot water tank. Radiator and fitted carpet.

OUTSIDE: To the side of the property is a large driveway with parking for at least 4/5 cars including a small layby/parking area just set off the road. The driveway has a raised lawn area with mature medium-size trees and bushes. There is a pedestrian gate leading to a central path taking you to the front door with an adjacent, level lawn area with attractive shrubs and bushes. Two side gates lead into the south facing fully enclosed **REAR GARDEN** having a large patio area decorated with attractive potted plants. An adjoining lawn has attractive flowerbeds and a potting shed. There is also two garden sheds with one acting as a useful utility area having space and plumbing for washing machine and an extra freezer. The garden also discreetly houses the oil tank and a rear pedestrian door into the **GARAGE** 5.66m x 2.79m having an up and over door power, light with extra storage overhead.



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GROUND FLOOR
982 sq.ft. (91.3 sq.m.) approx.

1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



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.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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