



186 MORETON PARK ROAD, BIDEFORD. EX39 3HB - GUIDE £125,000

End of terrace one bed bungalow in a popular and convenient location on the outskirts of Bideford being a level walk to amenities but is in need of complete renovation and updating. NO ONWARD CHAIN.



Situated towards the outskirts of the western side of the Port and Market town of Bideford with regular bus services being available down to the main quayside and shopping area. Not far from Moreton Park, off Clovelly Road you will find an Asda, Lidl and an Aldi supermarket with the Affinity Retail Park opposite.

There is a choice of local Schools nearby and the seaside resort of Westward Ho! with its long sandy beach and adjoining Championship Golf Course (3 miles) and Northam Village with its Indoor Heated Swimming Pool/Leisure Complex (2 miles).

SERVICES: Mains electric and water.

COUNCIL TAX BAND: A.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street veering left at the top and continuing past the Fire Station and into Old Town. Pass through the Zebra crossing into Clovelly Road continuing up the hill and after passing Blights Motors take the turning on the right into Moreton Park Road. The bungalow will be found shortly on your left just after the entrance into High Park Close with a BRIGHTS For Sale board displayed.

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

SINGLE GLAZED DOOR INTO: ENTRANCE HALL: Fitted carpet.

KITCHEN: Basic fittings with large enamel single drainer sink unit, tiled splashback, small work surface with cupboards and drawers below. Space for cooker, wall units and vinyl flooring. Built-in shelf cupboard.

LIVING ROOM: 4.10m x 3.99m Fitted carpet and single glazed door into the rear garden.

BEDROOM ONE: 4.61m x 2.73m Max. Fitted carpet and built-in airing cupboard housing the hot water tank.

BATHROOM: Coloured bathroom suite comprising bath with tiled splashback, wash basin and low-level WC. Vinyl flooring.

OUTSIDE: The property is positioned in a large corner plot with a lawn frontage, pathway and steps to the front door, boarded by hedging and large bushes. The pathway continues round to the side of the property where there is a side gate into the REAR GARDEN which has a patio area, shrubs and bushes with a block built garden shed. A short walk away is a block of garages with a small plot registered to the property, we assume this is a parking space or room to erect a garage as others have done.



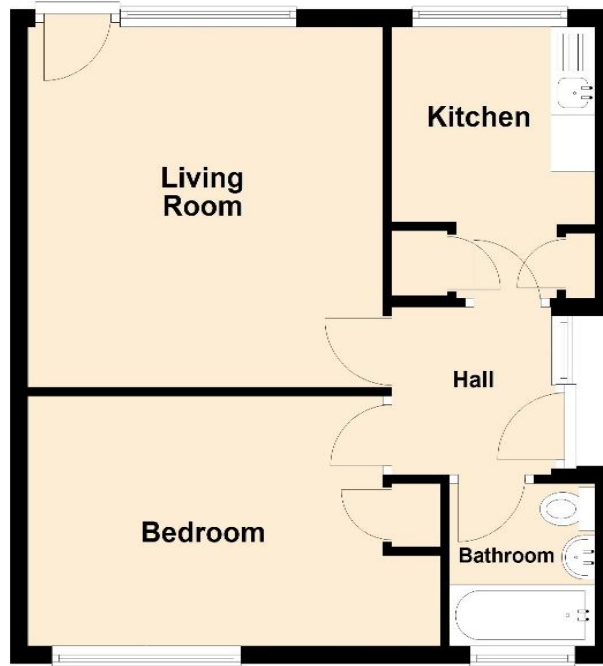
BRIGHTS
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Approx. 44.4 sq. metres (478.2 sq. feet)



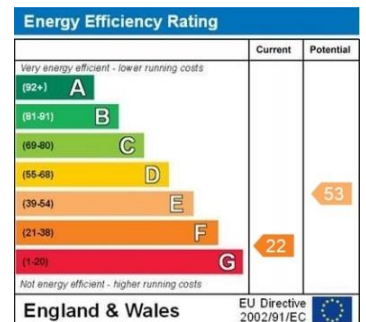
Total area: approx. 44.4 sq. metres (478.2 sq. feet)

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.

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

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