



BRIGHTS
ESTATE AGENTS



47 LAUREL AVENUE, BIDEFORD. EX39 3AZ
GUIDE: £157,500

Terraced 2 bed bungalow offering comfortable accommodation although requiring some cosmetic refurbishment and updating. Complimented by a 2 tier south facing rear garden and being offered for sale with no onward chain.



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

Well positioned towards the latter part of Laurel Avenue a now well matured residential cul de sac containing to the most part similar style bungalows the type of which have proven to be very popular for all age groups.

Situated close by is a footpath which leads into Moreton Park Road where there is regular bus services available to the main town centre shops and quayside.

SERVICES: Mains water, drainage and electricity. Mains gas should be available as it does serve neighbouring properties.

COUNCIL TAX BAND: A.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street veering left at the top and then taking the next turning right into Abbotsham Road. Continue for over 1/4 mile and after passing Bideford College on the left take the next left into Moreton Park Road. After a further 100 yards or so take the turning right into Laurel Avenue. Continue into the cul-de-sac where the bungalow will be found nearer to the end on the left-hand side.

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

ENTRANCE PORCH: Upvc double glazed with polycarbonate roof. Inner entrance door to:-

HALLWAY: 'L' Shaped. Built-in airing cupboard with hot water cylinder. Access hatch to loft space.

KITCHEN: 10'5" (3.19m) x 7'11" (2.43m) Upvc double glazed window with fitted vertical blinds and an aspect to the front. Working surface incorporating stainless steel one and a half bowl sink unit with cupboards and drawers below together with recess space for washing machine. 'Slot in' electric cooker with concealed extractor over. Integrated fridge/freezer. Matching range of wall cupboards. 'Floor to ceiling' storage cupboard. Tiled floor.

LIVING ROOM: 13'10" (4.22m) x 12'2" (3.71m) Large upvc double glazed window with fitted vertical blinds and a south facing aspect over the rear garden. Night storage heater. Upvc double glazed door to the rear garden. Exposed floorboard effect laminate flooring.

BEDROOM 1: 11'10" (3.63m) x 10'9" (3.3m) Upvc double glazed window with fitted vertical blinds and an aspect over the rear garden. Night storage heater. Vinyl flooring.

BEDROOM 2: 10'8" (3.27m) x 7'6" (2.3m) Upvc double glazed window with fitted vertical blinds and an aspect to the front. Night storage heater. Carpet as laid.

SHOWER ROOM: 5'7" (1.71m) plus door entry recess x 5'4" (1.65m) Obscure upvc double glazed window. Fully tiled walls. Low level wc. Pedestal wash hand basin. Shower cubicle with electric shower. Laminate flooring.

OUTSIDE: The availability of on street parking within Laurel Avenue is considered easy.

The front garden has been designed to be as maintenance free as possible having been comprehensively paved with a small stone chipped bed.

The rear garden, approx. 25' (7.6m) x 20' (6.2m), enjoys a south facing aspect and is arranged on 2 levels with the emphasis on being 'maintenance free'. The lower level has a resin based finish with the slightly higher level having been stone chipped. Plastic storage shed and a useful pedestrian rear gate giving access to a private pathway which serves the neighbouring bungalows.



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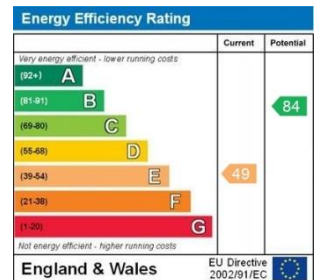


NOT TO SCALE – FOR IDENTIFICATION ONLY
Total area: approx. 57 sq. metres (611 sq. feet)

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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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