



BRIGHTS
ESTATE AGENTS



MILLSTONE, FIRST RALEIGH, BIDEFORD. EX39 3NJ
GUIDE £175,000

A spacious south facing purpose built ground floor apartment within an individual block of just two units, having parking, integral garage, whilst occupying a peaceful semi rural, level walk to town location.



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Originally built during the mid 1970's by a local builder for his own occupation this is a quite unusual yet attractive arrangement comprising a detached block of just two bespoke apartments with garaging and private areas of easy to maintain adjoining gardens.

Occupying a popular position on the south side of First Raleigh. The Raleigh area is on the fringe of Bideford Town just over half a mile from the shopping centre and quayside but actually within the village boundaries of Northam which is approx. 1 mile away. Being pleasantly set between the two and on hand for the local amenities and wide choice of shops, schools and recreational facilities. The seaside resort of Westward Ho! with its long sandy beach and adjoining Championship Golf Course is just 2 miles distant and there is easy access to the North Devon Link Road allowing direct communication to North Devon's principal town of Barnstaple (10 miles) and the M5 Motorway connection north of Tiverton approx. 45 miles.

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

COUNCIL TAX: Band C.

TENURE: Freehold.

DIRECTIONS: From Bideford Quay proceed as towards Northam passing Morrisons Supermarket on your right continue for a further 200 metres or so and just prior to Rydon Garage turn sharp left into Northam Road and then first right into First Raleigh. Millstone will then be found to be the ground floor apartment within the first building on the left with pedestrian stepped entrance to the side. (The vehicular entrance and front of the property are via an unmade private lane which runs parallel to First Raleigh).

ACCOMMODATION (all measurements are approximate)

UPVC double glazed door into:

ENTRANCE PORCH/GARDEN ROOM: 3.88m x 2.92m Radiator and laminate flooring.

ENTRANCE HALL: Radiator and vinyl flooring. Cloaks hanging space.

DINING ROOM: 3.48m x 2.68m Radiator and vinyl flooring.

KITCHEN: 3.47m x 2.87m Working surface incorporating single drainer, stainless steel sink unit, tiled splashback, four ring electric hob with oven below. Integrated dishwasher, cupboards and drawers, space and plumbing for washing machine plus a wall mounted ideal combination gas fired boiler. Radiator and vinyl flooring.

LIVING ROOM: 5.08m x 3.41m Radiator and fitted carpet. Door into:

STUDY: 2.87m x 1.79m Vinyl flooring and Perspex internal window into the kitchen and entrance hall.

BEDROOM ONE: 4.02m x 2.97m Radiator and fitted carpet.

SHOWER ROOM: Fully tiled shower cubicle, low-level dual flush WC and wash basin. Fully tiled walls, ladder style radiator, extractor fan and vinyl flooring.

BEDROOM TWO: 3.47m x 3.00m Radiator and fitted carpet.

OUTSIDE: South facing crazy paved front garden with attractive colourful flowerbeds, veranda style entrance terrace and outside lighting. Further shrubbery garden to the side with short stepped pedestrian entrance from First Raleigh. The vehicular access is over an unmade private lane which runs parallel to the south side garden with concrete driveway having parking for 1-2 cars, access to the **INTEGRAL GARAGE:** 5.18m x 3.00m up and over door, overhead storage, water, power and light. Storage passage to side with power and light.



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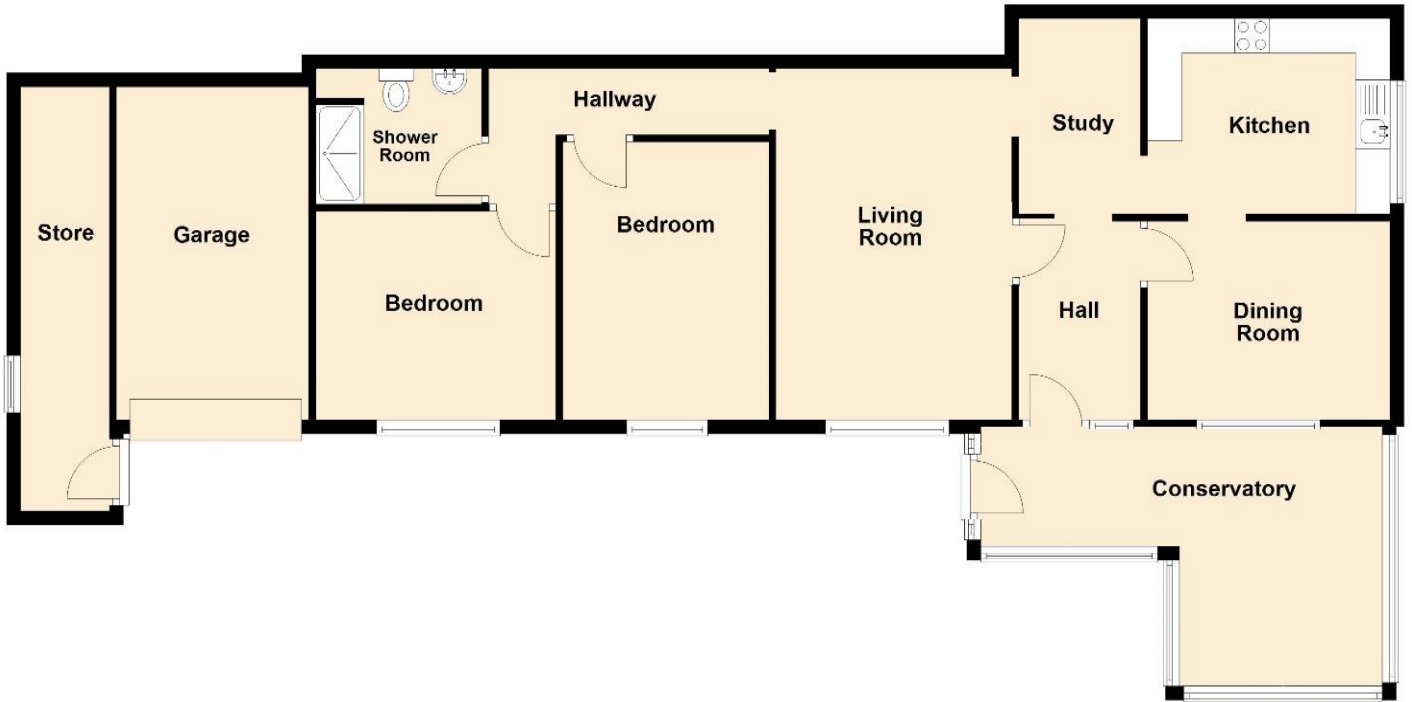
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NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 122 sq. metres (1,313 sq. feet)

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	71 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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