



BRIGHTS
ESTATE AGENTS



4 BRENNACOTT PLACE, BIDEFORD. EX39 3EY
- GUIDE £195,000

Semi-detached three bed property with living room, kitchen/diner and an allocated parking space. The rear garden is low maintenance and the house is situated close to the local Affinity retail outlet with numerous supermarkets available.



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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. Close by are numerous supermarkets and the Affinity Retail Park.

SERVICES: All mains services. Gas fired central heating. Double glazed windows.

COUNCIL TAX: Band B.

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. There after take the first right into Brennacott Road and then first right again into Brennacott Place and the house will be seen on the right with number displayed.

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

Composite UPVC double glazed front door into:

ENTRANCE HALL: Fitted doormat and vinyl flooring.

CLOAKROOM: Low-level dual flush WC, corner wash basin with tiled splashback, radiator and vinyl flooring. Extractor fan.

LIVING ROOM: 5.10m x 3.74m Radiator and vinyl flooring. Stairs to the first floor.

KITCHEN/DINER: 4.55m x 2.63m Work surface incorporating four ring gas hob with extractor over, oven below and tiled splashback. Cupboards and drawers with matching wall units fitted. Glow-worm gas fired boiler. Radiator, vinyl flooring and UPVC double glazed doors into the rear garden.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet and hatch to loft space.

BEDROOM ONE: 4.08m x 2.47m Fitted wardrobes, radiator and fitted carpet.

BEDROOM TWO: 3.68m x 2.47m Radiator and fitted carpet.

BATHROOM: Low level dual flush WC, bath with shower over and wash basin. Extensively tiled walls, Radiator and fitted vinyl flooring. Extractor fan. Shelved airing cupboard housing the hot water tank.

BEDROOM THREE: 2.52m x 1.97m Radiator and fitted carpet.

OUTSIDE: To the front of the property is an allocated parking space for one car, a side gates leads into a low maintenance **REAR GARDEN** having paving and an outside cold water tap.



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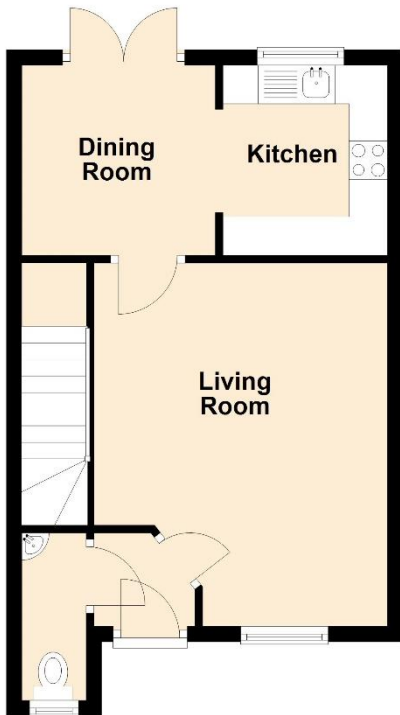


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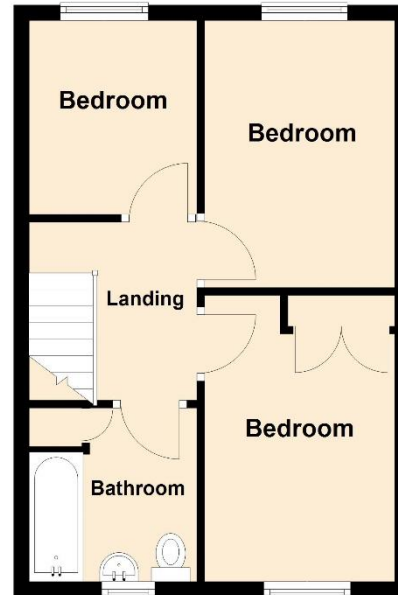
Ground Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.0 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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

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