



BRIGHTS
ESTATE AGENTS



131 MORETON PARK ROAD, BIDEFORD. EX39 3HA
GUIDE: £199,950

Semi detached 3 bed property complimented by an attached garage, parking for 2 cars and pleasant east facing rear garden. Requires some improvement although already having the benefit of upvc double glazed windows and a recently installed combination gas boiler. Available with no onward chain.



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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. Not far from Moreton Park, off Clovelly Road you will find a number of supermarkets together with the Affinity Retail Park.

SERVICES: All mains services. Gas fired central heating (boiler was replaced in February/March 2025) and upvc double glazed windows.

COUNCIL TAX BAND: B.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street bearing left at the top and then taking the first right into Abbotsham Road. Continue for 1/4 mile or so and after passing Bideford College on the left take the next turning left into Moreton Park. Continue through Moreton Park (following the numbering system - odds on the left) and the property will be found directly opposite the turning to Meadow Park.

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

GROUND FLOOR

RECESSED ENTRANCE PORCH: Part obscure glazed entrance door, with matching side screen panel, gives access to:-

ENTRANCE HALL: Staircase to first floor with storage cupboard under. Central heating radiator. Laminate flooring.

SITTING ROOM: 12'11" (3.95m) x 10'3" (3.14m) Large upvc double glazed west facing front window. Central heating radiator. Carpet as laid. Open through to:-

DINING ROOM: 12'11" (3.95m) x 8'11" (2.72m) Wide upvc double glazed doors give a fine aspect of the rear garden. Central heating radiator. Carpet as laid.

KITCHEN: 10'4" (3.17m) x 7'4" (2.26m) Working surface incorporating stainless steel single drainer sink unit with cupboards and drawers under together with recess for washing machine. Recess for electric cooker. Further working surface with cupboards under. Matching range of wall cupboards. Recess space for fridge/freezer. Wall mounted combination boiler (installed February/March 2025). Internal upvc double glazed window. Upvc double glazed door to the rear garden.

FIRST FLOOR

LANDING: Upvc double glazed window. Access hatch to loft space. Carpet as laid.

BEDROOM 1 (FRONT): 13'5" (4.1m) x 9'11" (3.04m) Upvc double glazed window. Central heating radiator. Carpet as laid.

BEDROOM 2 (REAR): 10'9" (3.3m) x 10' (3.05m) Upvc double glazed window. Central heating radiator. Carpet as laid.

BEDROOM 3 (FRONT): 10'5" (3.19m) x 6'5" (1.97m) Upvc double glazed window. Central heating radiator. Carpet as laid.

SHOWER/WET ROOM: 6'4" (1.94m) x 5'11" (1.82m) Fully tiled walls. Obscure upvc double glazed window. Low level wc. Pedestal wash hand basin. Disability shower with electric shower and low folding splashback screening. Ladder style central heating radiator. Dimplex fan heater.

OUTSIDE

Driveway parking with the garden frontage having been brick paved to allow for further off street parking.

GARAGE: 17'7" (5.37m) x 8'8" (2.66m) Up and over door. Power and light. Rear doorway opening gives access to:

STORE: 8'8" (2.65m) x 6'1" (1.87m) Polycarbonate roof. Upvc double glazed window. Range of wall mounted cabinets. Door to the rear garden.

With no properties directly behind the rear garden it enjoys a most pleasant and open feel.

Immediately to the rear of the property is a concreted patio area with a couple of steps giving access to a lawned garden with paved patio area which is bordered by plant/flower beds/rockeries.

TIMBER GARDEN STORAGE SHED: 9'6" (2.91m) x 7'6" (2.3m)



AGENTS NOTE: The Energy Performance Certificate was created prior to the installation of the new boiler in 2025 so it is highly likely that the rating would be higher should a new certificate be produced.

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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