



BRIGHTS
ESTATE AGENTS



29 HAMILTON CLOSE, BIDEFORD. EX39 3DS
GUIDE: £225,000

South facing semi-detached 3 bed property offering a quiet suburban location with some fine rural views. Complimented by front and rear gardens with driveway parking and garage. Viewing highly recommended.



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Hamilton Close is a popular development situated on the outskirts of town yet within quarter mile or so of both junior and senior schools with regular bus services from Clovelly Road down to the main Quayside and shopping centre. Closer to hand is Blights Garage which offers a 'Spar' Shop and further on again is the Affinity Outlet Park which incorporates Asda Supermarket as well as Lidl and Aldi nearby.

SERVICES: All mains services. Gas fired central heating (new combination boiler installed February 2025). Upvc double glazed windows (with the exception of the rear conservatory porch). The property has the added advantage of fitted Solar Panels (owned) which can provide a financial benefit and free electricity (obviously only when the sun is shining). Electric Vehicle (EV) charging point.

COUNCIL TAX BAND: B

TENURE: Freehold

DIRECTIONS TO FIND: From Bideford Quay proceed along towards the old bridge. At the mini roundabout go straight across and follow the road up and around into Torridge Hill. Continue up through Meddon Street and into Clovelly Road. Once you pass Clovelly Close (on your right) and the entrance to Hamilton Close will be seen within a short distance on your left and the property will be found at the bottom of the close on the left-hand side.

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

GROUND FLOOR

Composite styled entrance door, with 3 glazed panels, gives access to:-

ENTRANCE PORCH: Upvc double glazed window as well as glazed screen blocks. Space for shoes/boots and coats. Tiled floor. Part obscure glazed inner door gives access to:-

ENTRANCE HALL: Wide staircase to first floor. Central heating radiator. Meter cupboard housing modern (metal) consumer unit and electric meter. Carpet as laid.

LIVING ROOM: 11'11" (3.65m) x 11'9" (3.6m) South facing upvc double glazed sliding patio doors (with internal blinds) gives a pleasant angled rural aspect. Recess with fitted media unit together with storage cabinets and display unit. Central heating radiator. Carpet as laid. Archway through to:-

KITCHEN/DINER: 17' (5.2m) x 9'10" (3m) Upvc double glazed window with aspect over the rear garden and having fitted Venetian blinds. 'U' Shaped working surface incorporating 5 ring gas hob (extractor hood over) and sink unit with a great range of cupboards and drawers under together with recess and plumbing for machine. Ample space for fridge/freezer. 'Eye level' double oven. Matching wall cabinets. Central heating radiator. Exposed floorboard effect laminate flooring. Upvc coated double glazed patio doors to:-

REAR CONSERVATORY PORCH: 9'3" (2.83m) x 6'7" (2.01m) This is a most useful room but could benefit from some improvement. Single glazed windows with Polycarbonate roof. Provision for central heating radiator. Vinyl floor tiles. Door to the rear garden.

FIRST FLOOR

LANDING: Upvc double glazed window which benefits from a most pleasant rural aspect. Access hatch to loft space. Built-in storage cupboard which houses the gas combination boiler (installed February 2025).

BEDROOM 1: 9'5" (2.89m) x 8'10" (2.7m) plus wardrobe recess. Upvc double glazed window. Wardrobe recess which houses freestanding Ikea double wardrobe and mirror fronted cupboard. Central heating radiator. Carpet as laid.

BEDROOM 2: 11' (3.36m) x 8'1" (2.48m) plus door entry recess. Upvc double glazed window with fine rural aspect. Picture rail with concealed LED lighting. Central heating radiator. Carpet as laid.

BEDROOM 3: 8'9" (2.67m) x 7'10" (2.4m) 'L' Shaped. Although this is a single bedroom it would make for a fabulous home office due to the dual aspect upvc double windows which enjoy a fine rural view. Central heating radiator. Carpet as laid.

BATHROOM: 7'3" (2.23m) x 5'4" (1.65m) 'Sand Stone' coloured wall tiling. Low level wc. Wash hand basin with cupboard under. 'P' shaped bath with splashback shower screen and fitted with a dual shower heads. Wall mounted glass shelving. Towel rail. Ladder style central heating radiator. Vinyl flooring.

OUTSIDE

To the front of the property is a lawned area of garden and access to the front porch. Side pathway gives access to the rear garden. Side driveway, with connection point for an electric vehicle (EV), gives access to:-

GARAGE: 16'1" (4.92m) x 8'3" (2.52m) Up and over door. Power and light. Obscure upvc double glazed window. Pedestrian side entrance door. Fitted shelving and workbench.

Immediately to the rear is a courtyard area with raised stone chipped bed and useful cold water tap.

LEAN-TO STOORAGE SHED: 7'1" (2.18m) x 3'5" (1.06m)

Steps up to a level garden area with artificial grass, currently with children's playhouse which can remain should a purchaser wish. Rockery styled rear border. Substantial decked seating area with pergola and enjoys a most pleasant rural aspect.





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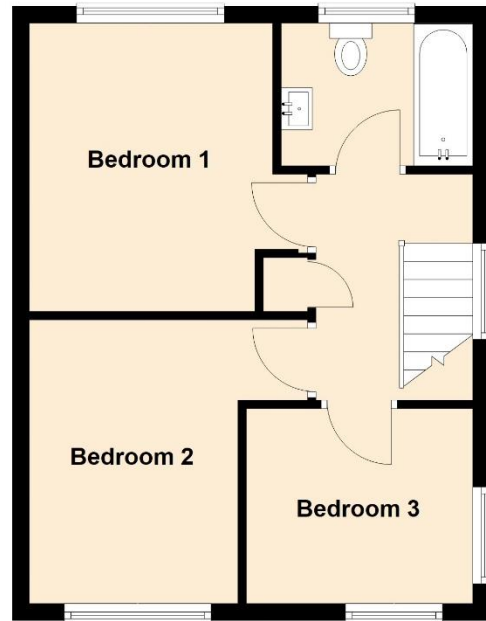
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Ground Floor



First Floor



NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 80 sq. metres (861 sq. feet)

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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