



13 CHANTRY AVENUE, BIDEFORD. EX39 2QW
GUIDE £235,000

A three bed end of terrace house being in a popular location close to Victoria Park and not far from Bideford town centre. The property benefits from a bathroom plus down stairs shower room, open plan living space and a glorious sunny rear garden with useful outbuilding.





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The property is well located within this popular and sought after area with a primary school and Victoria Park 'on your doorstep' and just beyond is the town centre which offers a good range of amenities and facilities. Barnstaple, the regional centre of North Devon, is located some 9 miles distant and offers a more comprehensive range of local and national stores. The North Devon Link Road continues to Tiverton (Parkway) where the M5 and the national motorway network can be accessed.

SERVICES: All mains services. Gas fired central heating and uPVC double glazed windows.

COUNCIL TAX BAND: B.

TENURE: Freehold.

Located within an area where Zoned Residents Parking applies. Permits cost approximately £35 a year for the 1st permit and the cost of a 2nd permit (if required) is based on the road tax band of the vehicle being registered (maximum cost is approx. £65) and there is a maximum of 2 permits available per household.

DIRECTIONS TO FIND: From Bideford Quay proceed into Kingsley Road, passing Morrisons on your right-hand side. Take the second right after the supermarket into Chanters Road and continue along where upon the turning for Chantry Avenue will be found on your left-hand side, with number 13 being the last property in the top left corner.

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

UPVC door glazed door into: **ENTRANCE HALL:** radiator and laminate flooring. Stairs to the first floor.

LEAN TO UTILITY AREA: 3.74m x 1.47m max Working surface with drawers and cupboards below, fitted shelving, hanging space for cloaks, wetsuits and footwear storage. UPVC double glazed door into the rear garden.

SHOWER ROOM: fully tiled corner shower unit, low-level dual flush WC and wash basin with tile splashback. Chrome ladder style radiator, fitted shelved linen cupboard and tiled flooring.

LIVING/DINING ROOM: 8.31m x 3.31m max Two stone affect electric fireplaces with mantle pieces and surround. Two radiators and laminate flooring. Open access into:

KITCHEN BREAKFAST ROOM: 3.89m x 2.47m working surface incorporating single drainer stainless steel sink unit, four ring electric hob with double oven below. Space and plumbing for dishwasher, cupboards and drawers with fitted shelving. Large walk-in pantry cupboard. Wall mounted gas fired Worcester boiler. Colourful tiled splashback and tiled flooring. Radiator and UPVC double glazed door into the rear garden. Two Velux windows.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet.

BEDROOM ONE: 4.16m x 4.07m max built in cupboard with fitted wardrobe space and large bay window. Radiator and fitted carpet.

BEDROOM TWO: 3.64m x 2.64m Radiator and fitted carpet.

BATHROOM: Fully tiled large corner shower, low-level dual flush WC, wash basin with tiled splash back. Bath, extractor fan and tiled flooring. Ladder style radiator.

BEDROOM THREE/ATTIC ROOM: 5.07m x 3.74m Central staircase, radiator, fitted carpet and two Velux windows.

OUTSIDE: To the front of the property is a stepped central path leading to the front door with paving slabs, stone chippings and mature bushes and small trees. The West facing and fully enclosed **REAR GARDEN** has been well thought out creating a diverse and eclectic mix of mature plants shrubs and colourful flowers. There is also a decking area, stone chippings leading to an **OUTBUILDING** 4.44m x 2.50m useful for storage or potentially converted into an extra Office/study room. There is also a lean to greenhouse/storage shed.



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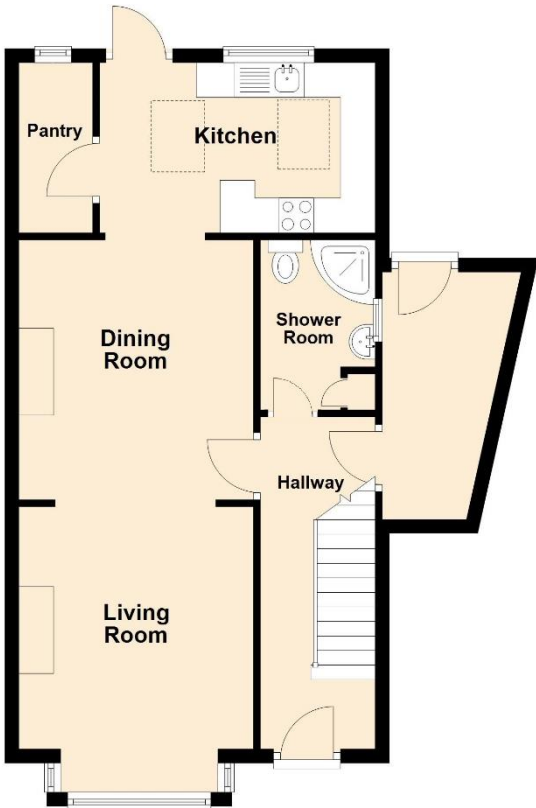


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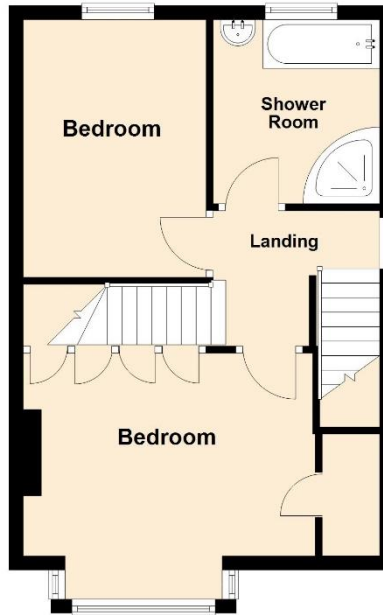
Ground Floor

Approx. 58.0 sq. metres (624.1 sq. feet)



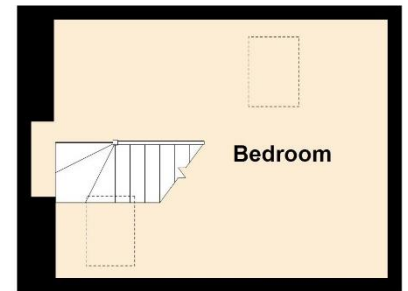
First Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Second Floor

Approx. 19.0 sq. metres (204.7 sq. feet)



Total area: approx. 117.9 sq. metres (1268.8 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

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