



BRIGHTS
ESTATE AGENTS



SUNNYVALE, FIRST RALEIGH, BIDEFORD. EX39 3NJ
GUIDE £259,950

Elevated detached two/three bed chalet bungalow on a private road within the popular Raleigh area conveniently positioned close to Bideford town. The property has a kitchen/diner with fitted log burner, large master bedroom upstairs and fantastic south facing views over the local nature reserve.



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Occupying a popular position on the south side of First Raleigh having an impressive aspect to the front with views across the adjacent Kenwith Valley Nature Reserve and beyond to town and open countryside.

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.

COUNCIL TAX BAND: D.

TENURE: FREEHOLD

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

AGENTS NOTE: First Raleigh is a private road so a resident's association has been created to take care of maintenance and at present the contribution is £150 per annum.

DIRECTIONS TO FIND: From Bideford Quay proceed as towards Northam passing Morrisons Supermarket on your right continue on for a short distance taking the second left turning, just prior to Rydon Garage. Once in Northam Road take the first right turning and then veer left into First Raleigh and then veer right into another private drive with the property being shortly on your right hand side with name plate and a BRIGHTS For Sale board displayed.

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

UPVC double glazed door into: **ENTRANCE HALL:** Attractive tessellated tiled flooring, radiator, under stairs cupboard and stairs to the first floor. Fitted carpet.

LIVING ROOM: 4.52m x 4.19m max Superb elevated and south facing views. Coal effect gas fire with tiled hearth and mantelpiece surround. Radiator and fitted carpet.

BEDROOM TWO/DINING ROOM: 4.54m x 4.12m max Superb elevated and south facing views. Radiator and fitted carpet.

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

KITCHEN/DINING ROOM: 7.34m x 3.33m Small log burner fitted with tiled backing and slate hearth. Pantry style cupboard, radiator and laminate flooring. One and a half bowl single drainer textured sink unit with tiled splashback. Four ring gas hob with extractor fan over, eyelevel oven, cupboards and drawers plus matching wall units within the dining area. Space and plumbing for washing machine, cupboard housing the gas fired Worcester boiler. UPVC double glazed door into the rear garden.

BEDROOM THREE: 3.65m x 3.32m Radiator and fitted carpet.

STAIRS TO THE FIRST FLOOR: Fitted carpet and sliding door storage cupboard.

BEDROOM ONE: 5.76m x 4.56m Superb elevated south facing views, radiator, fitted carpet and eaves storage space with slightly restricted headspace. **ENSUITE:** Fully tiled shower cubicle with extractor fan, wash basin and low-level dual flush WC. Ladder style radiator and extensively tiled walls. Laminate flooring and further eaves storage.

OUTSIDE: The property is accessed via a private road shared with five other properties. In front of the property is a parking bay plus **GARAGE** 4.62m x 2.95m with an up and over door. Steps lead up to stone chippings area with space for outdoor dining having metal railings. There is access down both sides of the property to the **REAR GARDEN** being tiered with separate lawn areas, fruit trees and a patio at the top with two sheds. Cold water tap.



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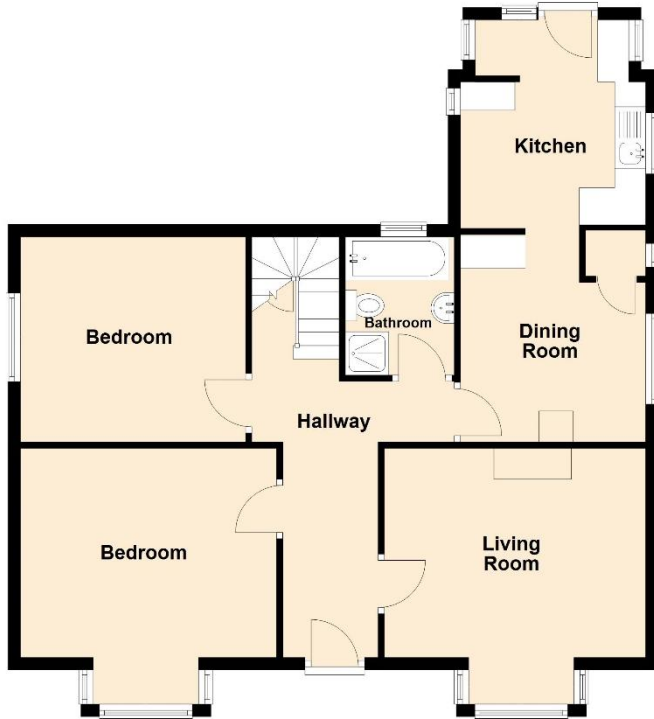


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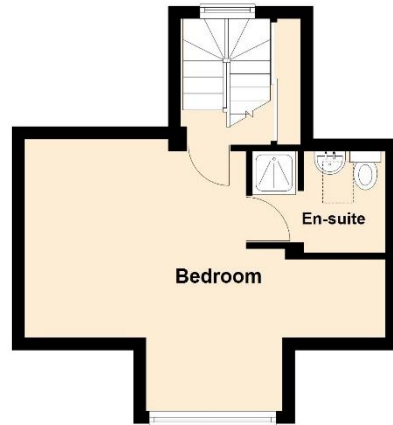
Ground Floor

Approx. 81.1 sq. metres (872.6 sq. feet)



First Floor

Approx. 24.8 sq. metres (267.0 sq. feet)



Total area: approx. 105.9 sq. metres (1139.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

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