



BRIGHTS
ESTATE AGENTS



4 ST. TERESAS COURT, NORTHAM, BIDEFORD. EX39 1EX
GUIDE: £279,950

Pleasantly situated semi detached 3 bed property offering most comfortable and tidy accommodation. Complimented by an attractive rear garden with adjacent garage and driveway parking. Located a short and easy walk from the village square amenities. Offered for sale with no onward chain.



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St. Teresas Court is a pedestrianised collection of thirteen dwellings, built in the late 1970's, conveniently located just 200 yards or so from Northam Village Square where there is a good choice of locally owned shops. Although occupying a pedestrianised location this property does have the distinct benefit of direct access from the garage into the rear garden of the property.

The village is well supported having its own Medical Centre, Dental Surgery, Library, indoor heated Swimming Pool complex, Public House, Churches plus Junior and Infants Schools.

Regular bus services commute to the nearby Port and Market town of Bideford (2 miles) and the seaside resort of Westward Ho! (1 mile) with its long sandy beach and miles of unspoilt cliffside walks.

SERVICES: All mains connected. Central heating & hot water is served by a gas combination boiler (approximately 6 years old). Upvc double glazed windows and external doors.

COUNCIL TAX: Band C.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford proceed to Northam village taking the turning right, just past the War Memorial, into Fore Street. Continue into the centre of the village (where the shops are) and follow the road around to the left and then taking the first left into St. Teresa's Court where the property will be found in the far right-hand corner.

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

GROUND FLOOR

Upvc double glazed entrance door, with matching side panel and screen, to:-

ENTRANCE PORCH: Shallow cupboard which houses the gas and electric meters. Electric (modern metal cased) consumer unit. Radiator. Carpet as laid. Obscure multi paned glazed inner door to:-

LIVING ROOM: 13'8" (4.19m) plus staircase width x 13' (4.15m) increasing to 17' (5.2m) Staircase to first floor with generous sized cupboard and storage area under. Upvc double glazed oriel bay window with additional upvc double glazed side window. Coal effect gas fire with surround and marble effect inset. Radiator. Carpet as laid. Glazed door to:-

DINING ROOM: 8'6" (2.6m) x 7'1" (2.18m) Upvc double glazed window with pleasant aspect directly over the rear garden. Upvc double glazed door to outside. Radiator. Carpet as laid. Opening through to:-

KITCHEN: 11'1" (3.38m) x 7'4" (2.26m) Upvc double glazed window with aspect directly over the rear garden. 'U' Shaped solid oak block working surface incorporating stainless steel single drainer sink unit and 4 ring electric hob (concealed filter extractor over) with range of cupboards and drawers below together with built-in oven and recess space for washing machine. Recess for fridge/freezer. Matching wall cabinets. Wall mounted combination gas boiler. Vinyl floor covering.

FIRST FLOOR

LANDING: Access hatch to loft space. Built-in storage cupboard. Carpet as laid.

BEDROOM 1: 13'8" (4.18m) x 9'5" (2.89m) Upvc double glazed window. Radiator. Wall mounted air exchanging unit. Carpet as laid.

BEDROOM 2: 11' (3.37m) x 8'11" (2.73m) Upvc double glazed window with pleasant distant aspect. Built-in wardrobe with hanging rail and shelving. Radiator. Carpet as laid.

BEDROOM 3: 8'10" (2.71m) x 6'7" (2.02m) Upvc double glazed window. Radiator. Wall mounted air exchanging unit. Carpet as laid.

BATHROOM: 7'1" (2.18m) x 6' (1.83m) Obscure upvc double glazed porthole window. Fully tiled walls. Panelled bath with electric shower over and folding splashback screen. Low level wc. Pedestal wash hand basin. Wall mounted mirror and towel rail. Central heating radiator. Vinyl floor covering.

OUTSIDE

Pleasant open frontage with stone chipped beds, small area of lawn and a number of mature plants and shrubs.

To the side of the property is gated access to a wide pathway which leads to the rear garden.

To the rear is a most pleasant mature garden with corrugated canopy giving a sheltered seating area, paved terrace and an area of lawn with shrubs and plant bed borders. A recessed area would be ideal for storage or the placing of a shed.

A upvc double glazed pedestrian door gives direct access into the **GARAGE: 15'5" (4.71m) x 8'5" (2.59m)** Power and light connected. Up and over vehicular door.

In front of the garage is a driveway providing parking for one vehicle.





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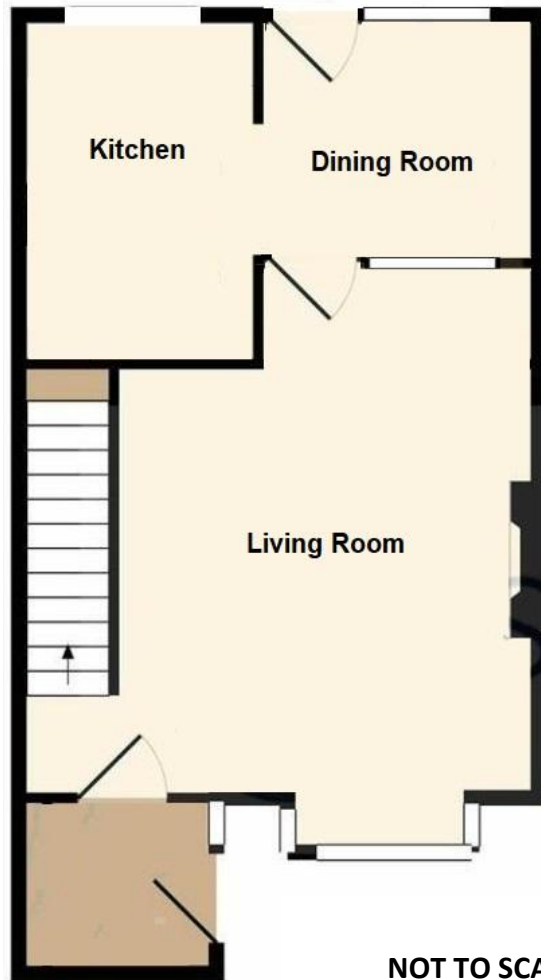


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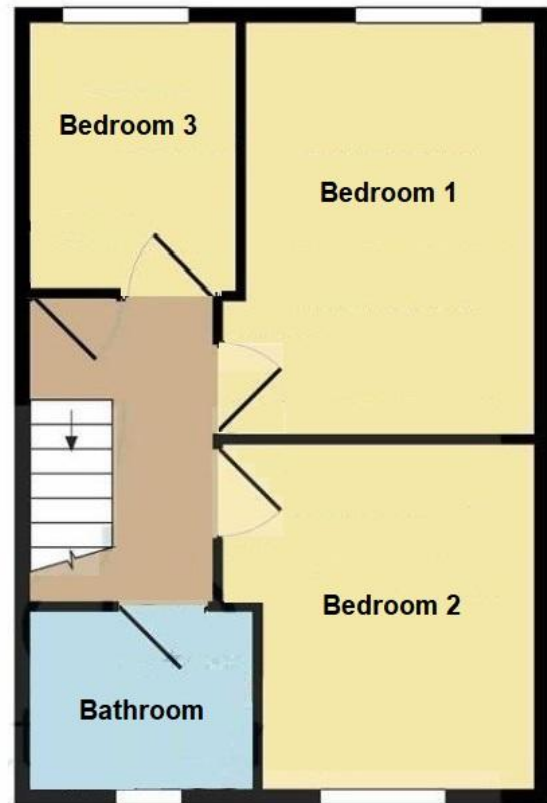


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GROUND FLOOR



FIRST FLOOR



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.

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

Directors: K J Bright FRICS and S A Bright BSc (Hons)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(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	

