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7 BRECON CLOSE, BIDEFORD. EX39 4DD - GUIDE £295,000

Superbly presented and tastefully decorated four bed end of terrace property having been substantially extended creating a fantastic master bedroom with en-suite, an impressive open plan kitchen family room and garage with parking for at least three cars.



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



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Brecon Close is part of a small number of residential cul de sacs set between Alverdiscott Road and Gammaton Road towards the outskirts of the eastern side of Bideford Town. Well placed for the local primary school and regular bus services commute to the western side of town where a larger choice of shops and facilities are available together with secondary schooling.

SERVICES: Mains electricity, gas, water and drainage. uPVC double glazed windows.

COUNCIL TAX: Band B. However as 'improvements' have been made to the property this can be subject to a review once sold.

TENURE: Freehold.

DIRECTIONS: From Bideford Quay proceed across the old bridge continuing straight across at the mini roundabout, underneath the old railway bridge and then veer left up Torrington Lane, take the second exit at the roundabout and then immediate left into Alverdiscott Road. Once in Alverdiscott Road take the first turning right into Clivedon Road, Brecon Close is the first cul de sac on the right with number 7 found shortly on your left hand side.

UPVC composite double glazed door into:

ENTRANCE PORCH: 1.81m x 1.68m Fitted door mat, radiator and door into:

LIVING ROOM: 5.09m x 5.07m max. Contemporary fitted log burner with slate half and oak mantelpiece. Large bay window, fitted carpet and laminate flooring. Two radiators. Stairs to the first floor and under stairs storage. Glazed door into:

KITCHEN LIVING DINING ROOM: 5.67m x 4.81m U-shaped working surface incorporating one and a half bowl single drainer stainless steel sink unit, four ring gas hob with double oven below and extractor above. Tiled splash back, integrated dishwasher, cupboards and drawers with matching wall units. Two radiators. Built-in shelved **UTILITY CUPBOARD** with working surface including space for tumble dryer and washing machine. Built-in bench with shelving. Two Velux windows and UPVC double glazed doors into the rear garden. Laminate flooring throughout.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet and access to the loft. Shelved airing cupboard housing gas fired boiler.

MASTER BEDROOM SUITE: 4.49m x 4.38m Attractive decorative wall panelling, two built-in mirror fronted sliding door wardrobes, UPVC double glazed doors onto a Juliet balcony, radiator and fitted carpet. **ENSUITE:** Corner shower cubicle with overhead shower and splash boarding fitted, wash basin vanity with low-level WC combination unit, black ladder style electric radiator, extractor fan and laminate flooring.

BEDROOM TWO: 3.07m x 3.03m Radiator and fitted carpet.

BEDROOM THREE: 3.00m x 2.92m max. Built-in shelved cupboard, radiator and fitted carpet.

BATHROOM: White suite comprising low-level dual flush WC, wash basin, bath with overhead shower fitted. Fully tiled walls, extractor fan and laminate flooring.

BEDROOM FOUR: 2.10m x 2.00m Radiator and fitted carpet.

OUTSIDE: To the front of the property is a driveway with parking for at least three cars, this leads to the large **GARAGE** 4.46m x 4.46 having an up and over door, fitted shelving, power and light with a UPVC double glazed pedestrian door into the rear garden. A side entrance leads into the south facing **REAR GARDEN** being low maintenance with large patio, raised level artificial grass area with decking and hedging/fencing borders. There is also a built-in bench, outside tap and outdoor power sockets.



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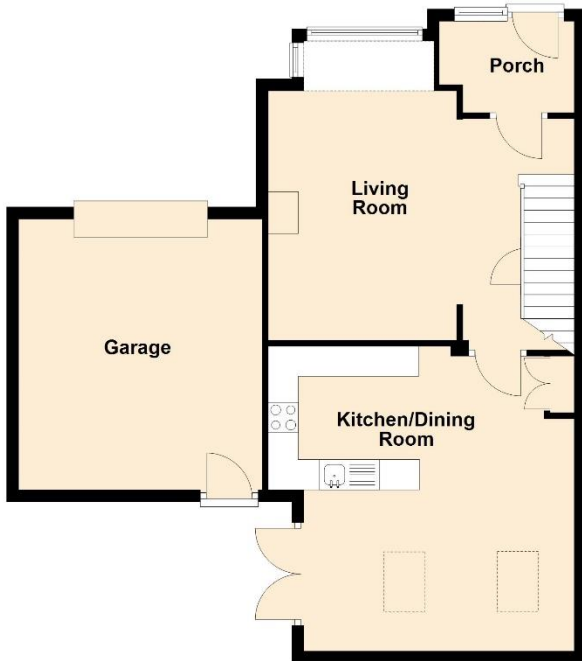
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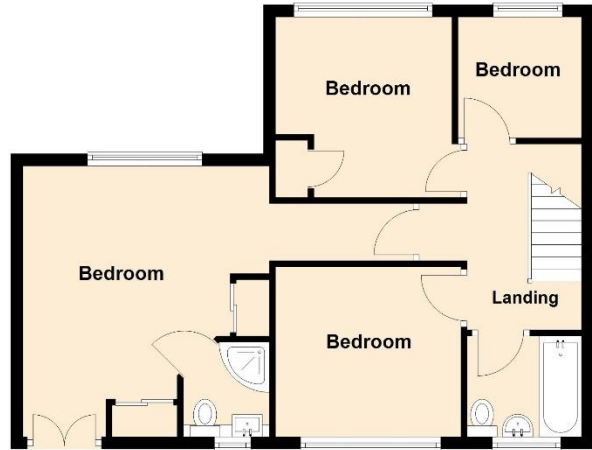
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Ground Floor
Approx. 68.8 sq. metres (740.2 sq. feet)



First Floor
Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 123.1 sq. metres (1324.8 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.

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		
(55-68)	D	72	80
(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

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

17 The Quay, Bideford, EX39 2EZ

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