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HILLCREST, ALVERDISCOTT ROAD, BIDEFORD. EX39 4DA GUIDE - £310,000

Detached three bed bungalow within a large level plot and having a generous frontage comprising a driveway and garage. The property has labour saving facing brick elevations, uPVC double glazed windows and is gas centrally heated. The property may benefit from some updating and modernising.



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Located towards the outskirts of the eastern side of the Port and Market town of Bideford having a local junior/infants school close by, community centre, general stores and a Tesco's supermarket within half mile. Regular bus services commute to the picturesque quayside and main shopping centre approx. 1 mile distant.

Also within a mile or so is ready access to the North Devon Link road with allows ease of communication to North Devon's principal town of Barnstaple (approx. 10 miles).

Within 4 miles is the seaside resort of Westward Ho! with its long sandy beach and adjoining Championship golf course whilst the popular river estuary village of Instow with its Yacht Club and sandy dunes is also circa 4 miles

SERVICES: All mains connected. Solar panels and uPVC double glazed windows.

COUNCIL TAX: Band D.

TENURE: Freehold.

DIRECTIONS: From Bideford Quay proceed across the old long bridge, the quickest route is to continue through the mini roundabout and to the top of Torrington Lane turning right at another mini roundabout and then left into Alverdiscott Road where Hillcrest will be the first bungalow on your left hand side with for sale board displayed.

Alternative

At the end of the long bridge turn left into Barnstaple Street, proceed for approx. half a mile turning right into Manteo Way continuing past Tesco's on the left and at the mini roundabout at the top turn right into Alverdiscott Road whereupon Hillcrest will be the last bungalow on your right hand side.

ACCOMMODATION: (All measurements are approximate)

UPVC double glazed door into: ENTRANCE PORCH: 1.90m x 1.56m Vinyl flooring and obscure UPVC double glazed door into:

HALLWAY: Radiator and vinyl flooring. Hatch to loft space.

LIVING ROOM: 4.01m x 3.91m Electric fire fitted with mantle and surround. Attractive curved bay window, radiator and fitted carpet.

BEDROOM ONE: 3.80m x 3.04m Exposed floorboards and radiator.

BEDROOM TWO: 3.34m x 3.25m Radiator and fitted carpet.

BATHROOM: Coloured suite comprising large corner bath with shower over, wash basin and low-level WC. Tiled splashback and vinyl flooring.

CLOAKROOM: Low level WC and vinyl floor flooring.

KITCHEN: 3.66m x 2.62m Working surface incorporating one and a half bowl single drainer stainless steel sink unit with tiled splash back. Four ring gas hob, eye level Hotpoint double oven, cupboards, drawers and matching wall units. Large storage cupboard and a double door shelved airing cupboard housing the Worcester gas fired boiler. Radiator and laminate flooring.

DINING AREA: 5.35m x 3.04m UPVC double glazed doors into the rear garden, laminate flooring and radiator.

BEDROOM THREE/STUDY: 3.62m x 2.46 Built-in wardrobe, radiator and laminate flooring. Equipment for solar panels.

OUTSIDE: To the front of the property is a large driveway with parking for at least two/three cars having adjacent raised gravel areas with attractive low maintenance garden features, being mainly stone chippings, flowerbeds and potted plants. Single GARAGE having an up and over door light and overhead storage. A gated side access leads into the REAR GARDEN having a large patio area and a level lawn with wall and fence boundaries. Outside tap.

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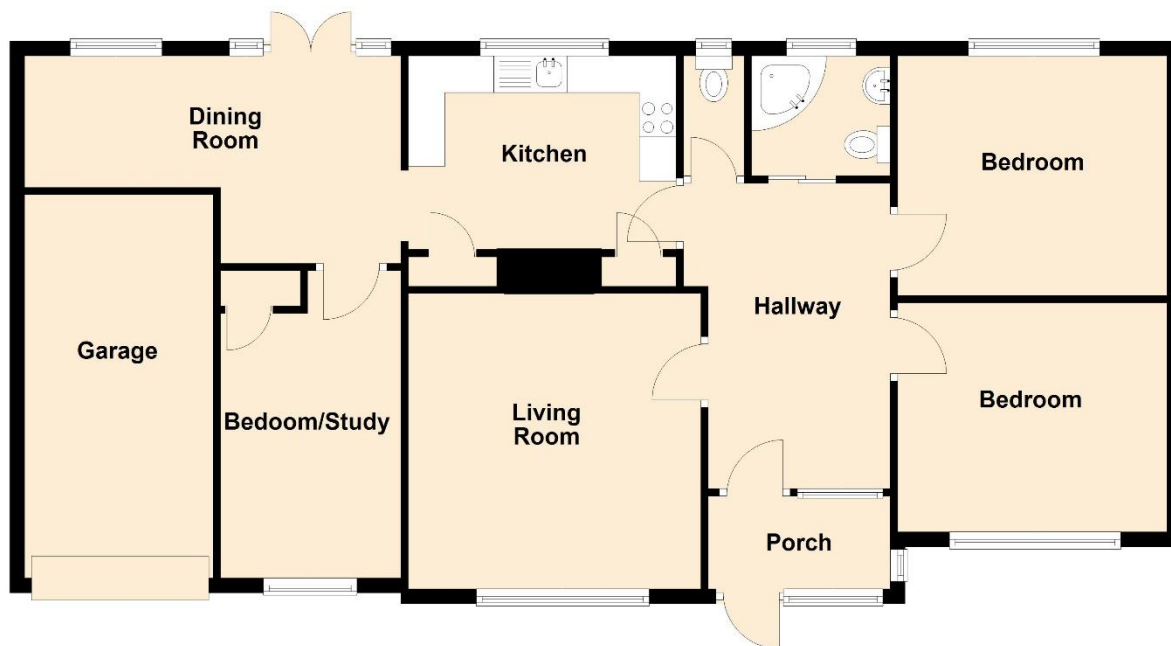
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Approx. 108.8 sq. metres (1171.4 sq. feet)



Total area: approx. 108.8 sq. metres (1171.4 sq. feet)

FOR IDENTIFICATION ONLY NOT TO SCALE

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		
(69-80)	C	80	85
(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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