



3 ORCHARD HILL, BIDEFORD. EX39 2QY – O.I.E.O: £315,000

Detached three bedroom purpose built chalet bungalow with a superb elevated view over Bideford and towards the river. The property is located in the highly sought after location of Orchard Hill, being a short walk to Victoria Park and the Bideford town centre.





BRIGHTS
ESTATE AGENTS



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

Orchard Hill is a delightful residential area interspersed with large Victorian homes and later individual dwellings from the 1920's/30's to the present day. Whilst technically within the boundaries of Northam village the property is but a short walk from the Bideford town centre shops and quayside to which there are pleasant walks through the Victoria Park and Playing Fields or along the side of the riverbank.

Nearby within Chanters Road is the St Marys Junior and Infants School and there is a choice of secondary education within the town. Regular bus services commute to the nearby seaside resort of Westward Ho! (3 miles) with its long sandy beach, miles of cliffside walks and Championship Links Golf Course.

SERVICES: All mains connected. Gas centrally heating and uPVC double glazed windows.

COUNCIL TAX: Band D

TENURE: Freehold

DIRECTIONS: From Bideford Quay proceed as towards Northam passing Morrisons Supermarket on the right and continuing for a quarter mile or so immediately after passing Rydon Garage on the left hand side turn right into Orchard Hill. Follow the road up and as it levels out the property will be found on your right hand side.

ACCOMMODATION (all measurements are approximate)

ENTRANCE PORCH: Sliding uPVC double glazed door, fitted carpet and uPVC double glazed door into:

HALLWAY: Stairs to first floor, understairs cupboard, radiator and wooden flooring.

KITCHEN: 4.01m x 2.86m Work surface incorporating single drainer stainless steel sink unit with tiled splash back, four ring Zanussi gas hob and an eye level Bosch oven. Space and plumbing for a washing machine plus a slim line dish washer. Integrated fridge/freezer, cupboards and drawers with matching wall units. Wall mounted Worcester boiler.

REAR HALL: Storage cupboard and door into the garage.

CLOAK ROOM: Low level WC.

DINING ROOM: 2.92m x 2.73m Superb views over Bideford. Radiator, serving hatch to kitchen and fitted carpet.

LOUNGE: 6.68m x 3.60m Superb views over Bideford. Dual aspect room, coal effect gas fire with tiled hearth and backing. Two radiators.

BEDROOM: 3.35m x 2.90m Exposed floorboards and a radiator.

STAIRS & FIRST FLOOR LANDING: Shelved cupboard, hatch to loft and fitted carpet. (Fitted stair lift)

BEDROOM: 4.92m x 3.61m max Superb views over Bideford and towards the river. Radiator, fitted carpet and Built in shelved cupboard.

SHOWER ROOM: Walk in shower, wash basin vanity unit, low level dual flush WC, chrome ladder style radiator and medicine cabinet.

BEDROOM: Superb views over Bideford and towards the river. Radiator, fitted carpet and two built in wardrobes.

OUTSIDE: To the front of the property is a gated driveway leading to the **GARAGE** 5.09m x 2.75m with an up and over door, power and light. There is also a level lawn area with mature shrubs and bushes. A side gate leads into the fully enclosed south facing **REAR GARDEN** with a gently sloping lawn, mature, shrubs and small trees also benefiting from pleasant elevated views over Bideford.



BRIGHTS
ESTATE AGENTS



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



BRIGHTS
ESTATE AGENTS



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



BRIGHTS
ESTATE AGENTS



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



BRIGHTS
ESTATE AGENTS



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



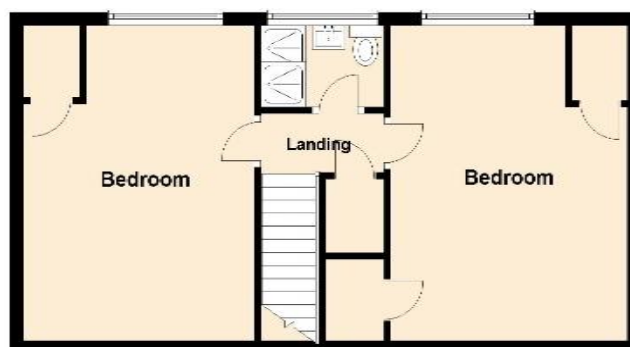
BRIGHTS

ESTATE AGENTS

Ground Floor



First Floor



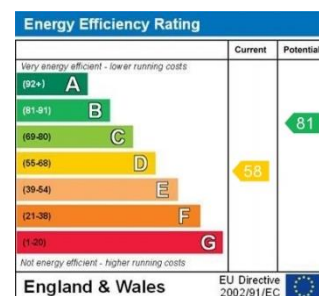
Total area: approx. 128.5 sq. metres (1383.4 sq. feet)

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.



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

Bright's of Bideford Limited T/A Brights. Registered in England and Wales No. 07207691

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