



BRIGHTS
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29A FORDLANDS CRESCENT, BIDEFORD. EX39 3NN – GUIDE £389,950

A superbly presented, individual high spec four bed, two bathroom detached family house built by local builders Robeda Ltd. whilst located within the ever popular Raleigh residential area being a reasonable walk to Bideford town centre.



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The convenience of the location will be appreciated by those seeking to enjoy the benefits of a central town position without being part of a large modern open plan estate. Close to the Kenwith Valley nature reserve and being just about half a mile from the town centre shops and quayside and a similar distance to the North Devon link road which allows access to North Devon's principle town of Barnstaple approx. 10 miles and the M5 motorway connection approx. 45 miles.

DIRECTIONS: From Bideford Quay proceed as towards Northam along the Kingsley Road and after approx. half a mile just by Rydon Garage take the first turning left which turns back into Northam Road. Take the first right into First Raleigh veering right at the fork into Fordlands Crescent follow the road and number 29a will be found as the road levels on the left hand corner with number displayed.

COUNCIL TAX: Band D.

TENURE: Freehold.

SERVICES: All mains connected. Gas central heating and hot water system. Fully double glazed.

ACCOMMODATION: All measurements are approximate:

FULLY ENCLOSED ENTRANCE PORCH: 1.95m x 1.55m (6'4" x 5'1"). Mahogany panelled and double glazed front door with side screens. Wood laminate floor. Radiator. Further double glazed inner door and side screens to:

RECEPTION HALL: 4.71m x 2.01m (15'5" x 5'7"). Wood laminate floor. Built in cloaks cupboard. Understairs store cupboard. Radiator.

LOUNGE/DINING ROOM: 7.11m x 3.73m (23'4" x 12'2"). Living Flame coal effect gas fire set in marble mantelpiece surround and hearth. 2 Radiators. Wood laminate floor. Dual aspect east and west facing double doors to front garden and rear: **GARDEN ROOM:** 3.20m x 2.91m (10'6" x 9'6"). Double glazed windows on 3 sides with Venetian blinds including double doors to rear garden. Radiator. Tiled floor.

KITCHEN/BREAKFAST ROOM: 7.11m x 3.4m (23'4" x 11'1"). Extensively fitted and equipped with a stunning range of cream finished storage cabinets with granite working surfaces including island breakfast bar/work station. White china one and a half bowl single drainer sink. Integrated appliances including an Electrolux dishwasher, AEG Competence double oven, full height Lamona fridge and separate full height freezer, 5 ring gas hob with stainless steel extractor hood over, tumble dryer and washing machine. Wood laminate flooring. 2 Radiators. Part tiled walls. Cabinet enclosed electric consumer unit and Glowworm Energy gas fired central heating and hot water boiler. Triple aspect window with roller blinds plus obscure half glazed door to side pathway, garden and driveway. **CLOAKROOM:** White china low level WC and wash basin. Radiator.

FIRST FLOOR: Carpeted dog leg staircase with Mahogany balustrade to feature half landing window leading to: Large **GALLERIED LANDING:** 3.16m x 1.95m (10'4" x 6'4"). Built in linen cupboard with unvented insulated hot water cylinder, large hatch to roof space with foldaway access ladder, fitted carpet and radiator.

FAMILY BATHROOM: 3.27m x 2.66m (approx.) (10'8" x 8'8"). White suite with tile panelled acrylic bath, vanity wash basin with large illuminated mirror, integrated low level WC and shower cubicle with thermostatic shower. Extensive wall tiling with matching floor tiles. Stainless steel towel radiator.

REAR MASTER BEDROOM ONE: 3.74m x 2.97m (12'3" x 9'9"). Range of fitted hanging and shelved wardrobes plus additional built in wardrobe. Radiator. Fitted carpet. **EN SUITE:** 1.64m x 1.57m (5'4" x 5'1"). Fully tiled walls and flooring. Corner shower cubicle with thermostatic shower, vanity wash basin and china low level WC.

FRONT BEDROOM TWO: 3.75m x 2.29m widening to 3.02m (12'2" x 7'6" widening to 9'10"). Built in wardrobe, fitted carpet and radiator.

FRONT BEDROOM THREE: 3.77m x 2.68m plus door recess (12'4" x 8'9"). Fitted carpet and radiator.

REAR BEDROOM FOUR: 3.42m x 3.22m (11'2" x 10'6"). Range of fitted panelled and mirror fronted robes, radiator and fitted carpet.

EXTERNALLY: Set within a landscaped corner plot well enclosed with mixed boundaries of natural stone walling, fencing and hedge. Having both pedestrian and vehicular pillared wrought iron gateways and being well stocked with mature shrubs and bushes. Wrought iron galleried entrance and wrap around path, large brick paved driveway with parking for numerous vehicles and **DETACHED GARAGE:** 5.08m x 3.5m (16'8" x 11'6") having open lofted storage, power and light connected, electric up and over door and side entrance door. External sensor security lighting and outside tap.



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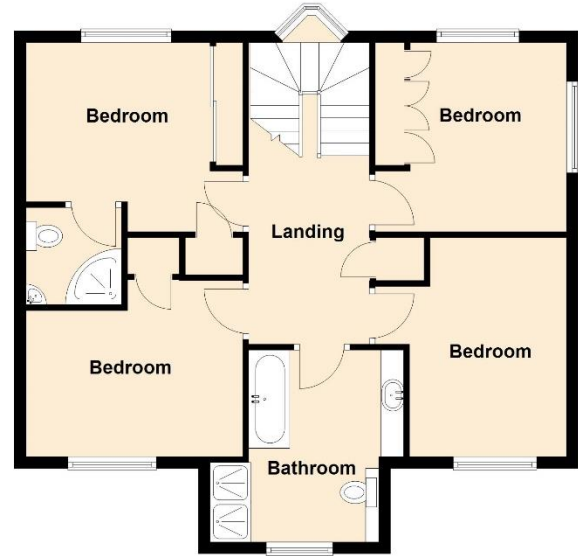
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Ground Floor



First Floor



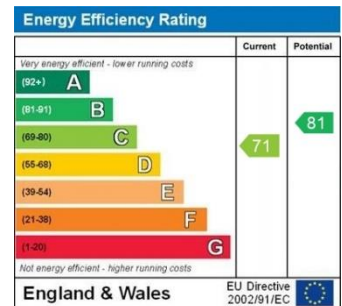
Total area: approx. 145.5 sq. metres (1566.3 sq. feet)

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

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