



Detached Spacious Adaptable Property

2 Moreton Park Road, Bideford, EX39 3AU

Offers In Excess Of

£350,000

- Spacious Flexible Accommodation
- Gas Fired Radiator Central Heating
- Close to Amenities
- 4/5 Bedrooms
- Double Garage
- Popular Location
- PVC Double Glazing
- Additional Parking
- Internal Inspection advised!!

Directions

From Bideford quay front proceed up the High Street, and at a junction at the top turn left, and at a crossroads turn right. Proceed onwards through a set of traffic lights, after which pass Bideford College on your left. Immediately thereafter, turn left into Moreton Park Road where the property is located on your right hand side identified by a for sale board.

Looking to sell? Let us
value your property
for free!

Call 01237 879797

or email bideford@phillipsland.com

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Overview

2 Moreton Park Road is a well presented detached two storey property offering spacious and adaptable accommodation, set in a popular residential area, affording easy access to local amenities, schooling, and Bideford town centre, with a regular bus service passing the property. The PVC double glazed and gas centrally heated accommodation is ideally suited to provide a comfortable family residence - your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation comprises of a warm and welcoming entrance porch and hall, with a staircase to the first floor accommodation, a well equipped kitchen with ample storage facilities and some integral appliances, adjacent to which is a lobby with access to outside, and access to the boiler cupboard and the utility area. A generous sized lounge has open access to a dining room/snug, a ground floor bedroom/dining room with a dressing room off and en-suite facilities, a further ground floor bedroom/study, whilst to the first floor are 3 double bedrooms (2 of which have access to useful eaves storage areas) and a family bathroom.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues.

Services

All Mains Services Available

Council Tax band

C

EPC Rating

Band C

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

Vehicle access to the property is provided via entrance gates leading to a parking area for 2 vehicles which leads to a DETACHED DOUBLE GARAGE 16'9" x 16' with an electric up and over door, power and lighting. The front garden is gravelled for ease of maintenance. Wooden access gates to each side of the property lead to the enclosed rear garden, having paved, decked and lawned areas, with a range of mature shrubs, bushes etc - the garden enjoys a high degree of privacy. There is an external water tap, and there is a void area under the property, providing easy maintenance and a further storage facility.



Room list:

Entrance Porch and Hall

Lounge
5.08m x 3.66m (16'8" x 12')

Dining Room
3.05m minimum x 2.49m (10' minimum x 8'2")

Kitchen
3.66m x 3.05m (12' x 10')

Dining Room/Bedroom 4
4.70m x 3.05m (15'5" x 10')

Dressing Room and En-suite

Study/Bedroom 5
3.10m x 2.13m minimum (10'2" x 7' minimum)

Bedroom 1
4.57m maximum x 3.71m maximum (15' maximum x 12'2" maximum)

Bedroom 2
4.57m maximum x 3.10m (15' maximum x 10'2")

Bedroom 3
3.56m x 2.74m (11'8" x 9')

Family Bathroom