



BRIGHTS
ESTATE AGENTS



3 HANDY CROSS, CLOVELLY ROAD, BIDEFORD. EX39 3DW
GUIDE: £155,000

Attractive 2 bed double fronted property offering charming accommodation with upvc double glazed windows and gas fired central heating. Private and enclosed rear garden with useful store and utility room. Offering a convenient location being not far from the Affinity Retail Park, numerous supermarkets and local schools. Viewing highly recommended.



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



BRIGHTS
ESTATE AGENTS



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

Positioned towards the outskirts of town yet within quarter mile or so of both junior and senior schools with regular bus services down to the main Quayside and shopping centre. Not far you will find a number of supermarkets together with the Affinity Retail Park. The seaside resort of Westward Ho! with its long sandy beach and adjoining Championship Golf Course is just 3 miles away.

SERVICES: All mains services. Gas fired central heating. Upvc double glazed windows.

COUNCIL TAX: Band A

TENURE: Freehold

DIRECTIONS TO FIND: From Bideford Quay proceed along towards the old bridge. At the mini roundabout go straight across and follow the road up and around into Torridge Hill. Continue up through Meddon Street and into Clovelly Road. After passing the entrance to Hamilton Close (on your left) the cottage will be found a short distance after on the left.

The accommodation is at present arranged to provide (measurements are approximate):-

GROUND FLOOR

ENTRANCE LOBBY: Generous sized under stairs storage cupboard. High level electric meter and consumer unit. Carpet as laid.

LIVING ROOM: 3.47m x 3m (11'4" x 9'10") Former chimney breast with surround. High coved ceiling. Boxed in gas meter. Central heating radiator. Upvc double glazed window. Carpet as laid.

DINING ROOM: 3.47m x 3.2m (11'4" x 10'5") Former chimney breast with stone fascia. Staircase to first floor. High coved ceiling. Upvc double glazed window. Central heating radiator. Carpet as laid.

KITCHEN: 2.38m x 1.83m (7'9" x 6'0") 'U' Shaped working surface incorporating stainless steel single drainer sink unit with cupboards and drawers under. Recess space for 'slot in' electric cooker with extractor hood over. Matching wall cabinets. Upvc double glazed window. Floorboard effect tiled floor.

REAR LOBBY: Upvc double glazed door to the rear garden. Recess with space for appliance and wall mounted gas combination boiler. Central heating radiator. Floorboard effect tiled floor.

BATHROOM: 2.92m x 1.33m (9'6" x 4'4") Large Sandstone coloured wall tiles. Panelled bath with dual head shower and tap combination fitment. Small wash hand basin. Low level wc. Chrome ladder style central heating radiator. 2 Upvc double glazed windows. Floorboard effect tiled floor.

FIRST FLOOR

LANDING: Upvc double glazed window. Access hatch to loft space. Carpet as laid.

BEDROOM 1: 3.6m x 3.2m (11'9" x 10'5") Upvc double glazed window. High coved ceiling. Recessed shelving. Central heating radiator. Carpet as laid. Door opening through to:-

DRESSING ROOM/OFFICE: 2.58m x 2.23m (8'5" x 7'3") This 'en-suite room' offers potential for multiple uses, currently being used as a child's bedroom. Upvc double glazed window. Central heating radiator. Carpet as laid.

BEDROOM 2: 3.6m x 3m (11'9" x 9'10") Built-in recessed storage cupboard. High coved ceiling. Upvc double glazed window. Central heating radiator. Carpet as laid.

OUTSIDE

Parking is considered relatively easy within this part of Clovelly Road with a parking layby area immediately outside this terrace of houses.

To the rear is an attractive south facing garden being mostly laid to lawn and enjoying a high degree of privacy. The garden currently has a raised pond which will be removed by the seller. Within the garden is access to:-

UTILITY ROOM: 2.32m x 1.59m (7'7" x 5'2") Working surface incorporating stainless steel single drainer sink unit with cupboard and recess for 2 appliances (plumbing for washing machine) under. Wall mount shelved cabinet. Upvc double glazed window. Tiled floor.

STORAGE ROOM: 1.85m x 1.75m (6'0" x 5'8") Power and light. Fitted shelving.



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



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		88
(81-91) B		
(69-80) C		61
(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



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