



## 34 DEVONSHIRE PARK, BIDEFORD. EX39 5HZ - GUIDE £230,000

A deceptively spacious three bedroom semi-detached bungalow in need of some general updating throughout. Enjoying countryside views and glimpses of the River Torridge. The property boasts a 23' living/dining room, garage and an enclosed attractive rear garden, situated within close proximity to Bideford town centre. Available with no onward chain.





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[brightsofbideford.co.uk](http://brightsofbideford.co.uk)  
[info@brightsofbideford.co.uk](mailto:info@brightsofbideford.co.uk)  
01237 473241

The property is situated in the port and market town of Bideford, which offers a good range of shops, amenities and facilities. Also close at hand is the North Devon coastal resort of Westward Ho! famous for its long golden sandy Blue Flag beach, adjoining pebble ridge and the Royal North Devon golf course. Other places of interest in the locality include yachting and sailing on the river estuary at Instow and the nearby Tarka Trail, well known for its cycling and walking. Barnstaple the region's main town is situated approximately 11 miles distance, which in turn gives access to the M5 motorway at Junction 27 (Tiverton).

**SERVICES:** All Mains services connected.

**TENURE:** Freehold.

**COUNCIL TAX:** Band B.

**DIRECTIONS:** From Bideford Quay proceed south through the mini roundabout at the end of the Bideford Bridge and continue as towards Torrington. Veer left at the Torridge Hill junction and after a quarter mile on the town outskirts turn right as signposted to Devonshire Park, follow the road taking the second left turning and as you continue up the hill number 34 will be found near the top on your right hand side with for sale sign and house number displayed.

UPVC double glazed door into:

**ENTRANCE HALL:** Access to loft hatch, shelved airing cupboard housing the hot water tank. Radiator and fitted carpet.

**BEDROOM ONE:** 4.15m x 3.33m Lovely aspect over the rear garden and onto distant fields and the river Torridge. Radiator and fitted carpet.

**BEDROOM TWO:** 2.93m x 2.26m Lovely aspect over the rear garden and onto distant fields and the river Torridge. Radiator and fitted carpet.

**BEDROOM THREE:** 2.93m x 2.19m Lovely aspect over the rear garden and onto distant fields and the river Torridge. Radiator and fitted carpet.

**SHOWER ROOM:** Modern suite with large easy access walk in shower, low-level dual flush WC and wash basin. Extensively tiled walls, vinyl flooring and radiator.

**KITCHEN:** 3.17m x 2.26m Max. Working surface incorporating single drainer stainless steel sink unit with tiled splashback. Cupboards and drawers with matching wall units, space for washing machine and free standing cooker. Built-in pantry cupboard. Tiled flooring. Wall mounted gas fired boiler.

**LIVING/DINING ROOM:** 7.25m x 3.50m Max. Two radiators and fitted carpet. UPVC double glazed door into the rear garden.

**OUTSIDE:** Adjacent to the property is a single GARAGE 5.12m x 2.54m with an up and over door and easy on road parking. Property has steps to the front door with bordering lawns and bushes. A gated side access leads into the fully enclosed south east facing REAR GARDEN with a good sized lawn, summer house shrubs and predominantly bush borders.



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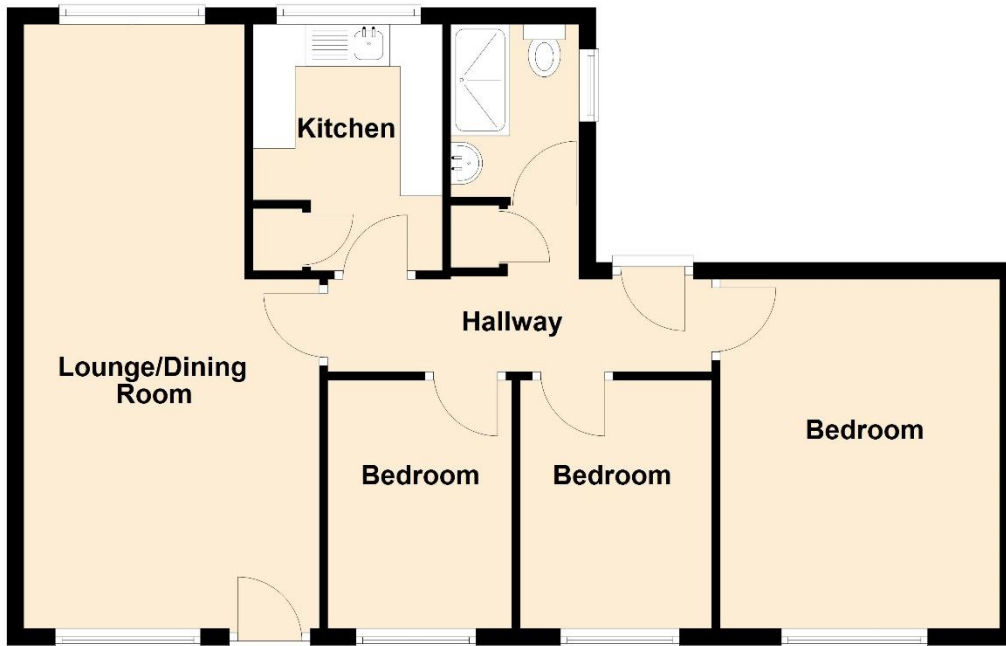
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Approx. 68.1 sq. metres (733.1 sq. feet)



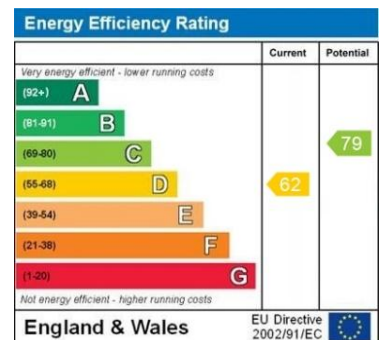
Total area: approx. 68.1 sq. metres (733.1 sq. feet)

**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

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