



BRIGHTS
ESTATE AGENTS



**10 ORLEIGH CLOSE, BUCKLAND BREWER, BIDEFORD.
EX39 5NY - GUIDE £269,950**

Extended four bed semi-detached property offering well-presented accommodation which is complimented by a rear garden with a pleasant aspect. Occupies a central location within this popular rural village.



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The property occupies a central village position within Buckland Brewer a rural community situated some 6 miles to the south west of the Port and Market town of Bideford and approx. 4 miles east of Great Torrington town.

Within the village is a Community Shop, Church, Thatched Pub/Restaurant and Junior/Infants School. A mobile Post Office van also serves the village. Nearby towns afford a wider selection of general facilities and choice of secondary education.

SERVICES: Mains water, electricity and drainage. Underfloor heating in the hallway, living room and kitchen. Upvc double glazed windows and external doors.

COUNCIL TAX BAND: B.

TENURE: Freehold.

DIRECTIONS: From Bideford proceed southwards out of town as towards Torrington. After approximately 1 mile take the turning right (by the former chapel) signposted to Buckland Brewer, Bradworthy etc. Follow this route as per signs to Buckland Brewer. Upon reaching the village continue past the church on the left-hand side and after approximately 100 yards the entrance to Orleigh Close will be seen on the left-hand side (just before the Pub). On entering the close bear right and the property will be found on the right-hand side displaying its house number.

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

Composite double glazed front door unit: **ENTRANCE PORCH:** Laminate flooring and hanging space for coats. Glazed door into:

HALLWAY: Laminate flooring and stairs to the first floor.

CLOAKROOM: Low level dual flush WC, wash basin and fitted splash boarding. Laminate flooring.

LIVING/DINING ROOM: 6.64m x 3.28m UPVC double glazed sliding door into the rear garden and laminate flooring.

KITCHEN: 2.54m x 2.44m Working surface incorporating single drainer, stainless steel sink unit with tiled splash-back, space for cooker, cupboards and drawers with matching wall units. Space and plumbing for a washing machine. UPVC double glazed door into the rear garden. Built-in storage cupboard and laminate flooring.

BEDROOM FOUR: 4.86m x 2.52m Fitted carpet and hatch to loft space.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet. Built in cupboard and hatch to loft space.

BEDROOM ONE: 3.17m x 2.83m Large mirror fronted sliding door wardrobes and fitted carpet.

BEDROOM TWO: 3.17m x 2.88m Fitted carpet.

BATHROOM: Bath with electric shower over, fully tiled splashback, low-level dual flush WC and wash basin with storage underneath. Extractor fan and tiled flooring.

BEDROOM THREE/OFFICE: 2.40m x 2.21m Fitted carpet.

OUTSIDE: To the front of the property is parking for at least 2 cars on the driveway with an adjacent level lawn area. A covered pedestrian side passage leads into the south facing **REAR GARDEN** having a level lawn, patio area and a pleasant view to the rear. There is also a large SHED 4.25m x 3.01m and outdoor power for a hot tub.



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Ground Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



Total area: approx. 85.2 sq. metres (917.1 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.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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