



BRIGHTS
ESTATE AGENTS



6 KAREN CLOSE, BIDEFORD, EX39 4PQ – GUIDE £180,000

A well-presented end of terrace two bed bungalow with a low maintenance rear garden and being located in a quiet and popular development on the eastern side of Bideford.



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



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Broadlands is a popular residential development situated towards the outskirts of the eastern side of the Port and Market town of Bideford. From the neighbouring Alverdiscott Road a bus service is available down to the main quayside and shopping area. There is a local Junior/Infants School close to hand and a Tesco's store not far.

SERVICES: All mains services. Gas fired central heating. UPVC double glazed windows and solar panels.

COUNCIL TAX BAND: A.

TENURE: Freehold

DIRECTIONS TO FIND: From Bideford Quay proceed across the old bridge turning left at the end into Barnstaple Street (A386). Continue along this road until passing 'Tamar Trading' at which point turn right into Manteo Way. Continue until reaching a mini roundabout at which point turn right, into Alverdiscott Road and the entrance to Broadlands will be found within a short distance on the right-hand side, follow this road taking a right turn into South Avenue and park within the a cul de sac, walk towards the left hand corner, this will take you into a pedestrianised area within Karen Close and the property will be the last bungalow on your left hand side with BRIGHTS For Sale board.

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

UPVC double glazed door into:

ENTRANCE PORCH: Tiled floor flooring and UPVC double glazed door into:

HALLWAY: Built-in shelved cupboard, radiator and laminate flooring.

KITCHEN: 3.24m x 2.43m Working surface incorporating 1 1/2 bowl single drainer, stainless steel sink unit, four ring gas hob with oven below and extractor fan above, cupboards and drawers with matching wall units. Tiled splashback and wall mounted Worcester gas fired boiler. Space and plumbing for washing machine. Laminate flooring.

LIVING ROOM: 4.19m x 3.61m Radiator and laminate flooring. UPVC double glaze sliding door into:

CONSERVATORY: 3.60m x 1.86m Tiled flooring and UPVC double sliding door into the rear garden.

BEDROOM ONE: 3.61m x 3.34m Radiator and laminate flooring.

SHOWER ROOM: Corner shower cubicle with electric shower fitted, low level dual flush WC and wash basin vanity unit. Radiator, extractor fan and wall heater fitted. Vinyl flooring.

BEDROOM TWO: 3.26m x 2.28m Radiator and laminate flooring.

OUTSIDE: The property is approached via a pedestrianised front access as well a pedestrian gate into the low maintenance **REAR GARDEN** having small areas of Astroturf, patio and a useful covered rear porch area. Garden shed. With a **GARAGE ENBLOC** close by with an up and over door.



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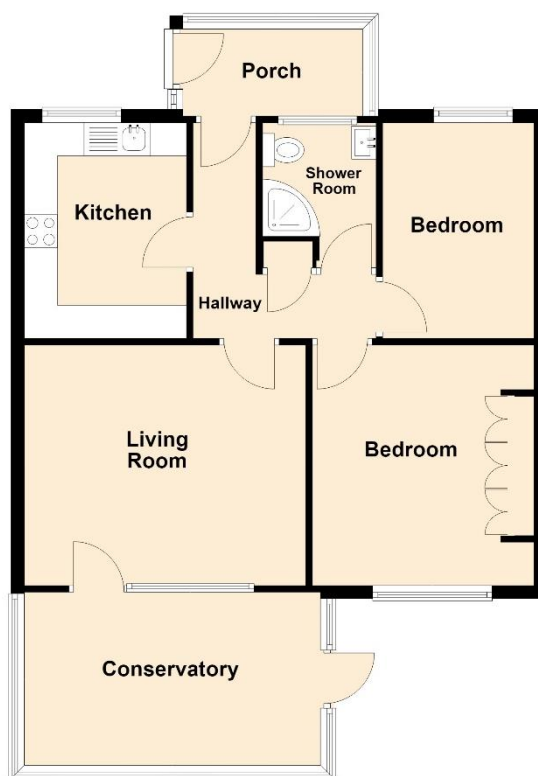
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Total area: approx. 69.5 sq. metres (748.3 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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