



BRIGHTS
ESTATE AGENTS



20 PARK LANE, BIDEFORD. EX39 2QL – GUIDE £269,950

Occupying an enviable and sought after location being opposite the beautiful Victoria Park & playing fields is this late Victorian bay fronted three bed town house. Offering generous sized accommodation having a open plan living/dining room, large kitchen, conservatory/garden room and is complimented by a low maintenance rear garden.



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This is a fabulous opportunity for those seeking to be as central to the town amenities as possible. Situated directly opposite the property is the Victoria Park and Playing Fields which also includes the Burton Art Gallery and Bowling Club. Within a short and level walk are primary school facilities, the Quayside, town centre and supermarket.

Located within an area where Zoned Residents Parking applies.

SERVICES: All mains connected. Gas fired central heating and UPVC double glazed windows.

COUNCIL TAX BAND: B

TENURE: Freehold

DIRECTIONS TO FIND: From Bideford Quay proceed in the direction of the Victoria Park around the Kingsley corner taking the next turning right into Park Avenue, as the road bears to the left it changes in Park Lane and the property will eventually be found on the left hand side with number and for sale board displayed. Although Park Avenue is zoned for residents parking there is a maximum stay limit for non-residents of between 1 and 2 hours (depending on which side of the road you park).

UPVC double glazed composite door into:

ENTRANCE PORCH: Attractive tiled flooring and single glazed door into:

ENTRANCE HALL: Attractive tiled flooring, wall panelling and radiator. Stairs to the first floor.

LIVING/DINING ROOM: 7.81m x 3.61m into bay window max. Gas fire with hearth and surround. Radiator and wooden flooring. UPVC double glazed doors to outside.

KITCHEN: 5.89m x 2.46m Working surface incorporating one and half bowl single drainer sink unit with fitted up stands. Five ring fitted cooker with extractor hood above and glass splash back. Cupboards and drawers with a matching wall unit and large pantry cupboard. Plumbing and space for a dishwasher and washing machine. UPVC double glazed door into the garden.

CONSERVATORY: 4.11m x 2.53m Wooden floorboards and UPVC double glazed doors into the rear garden.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet.

BEDROOM ONE: 4.01m x 3.34m Exposed floorboards, radiator and fitted wardrobes and storage.

BEDROOM TWO: 3.43m x 2.80m Radiator and fitted carpet. Built in wardrobe housing the Worcester gas fired boiler.

SHOWER ROOM: Fully tiled shower cubicle with electric shower fitted, wash basin with storage underneath and tiled splash back. Dual flush WC, ladder style radiator and tiled flooring. Extractor fan.

BEDROOM THREE: 3.27m x 2.57m Radiator and fitted carpet.

ATTIC ROOM: 3.89m x 2.60m Velux window and eaves storage. Fitted carpet.

OUTSIDE: To the front of the property is a small stone chippings area with raised flower bed, space for a bench and an outside electric socket. The low maintenance **REAR GARDEN** is laid with Astroturf, has raised flowerbed borders and attractive stonewall boundaries either side. There is also a large garden shed.



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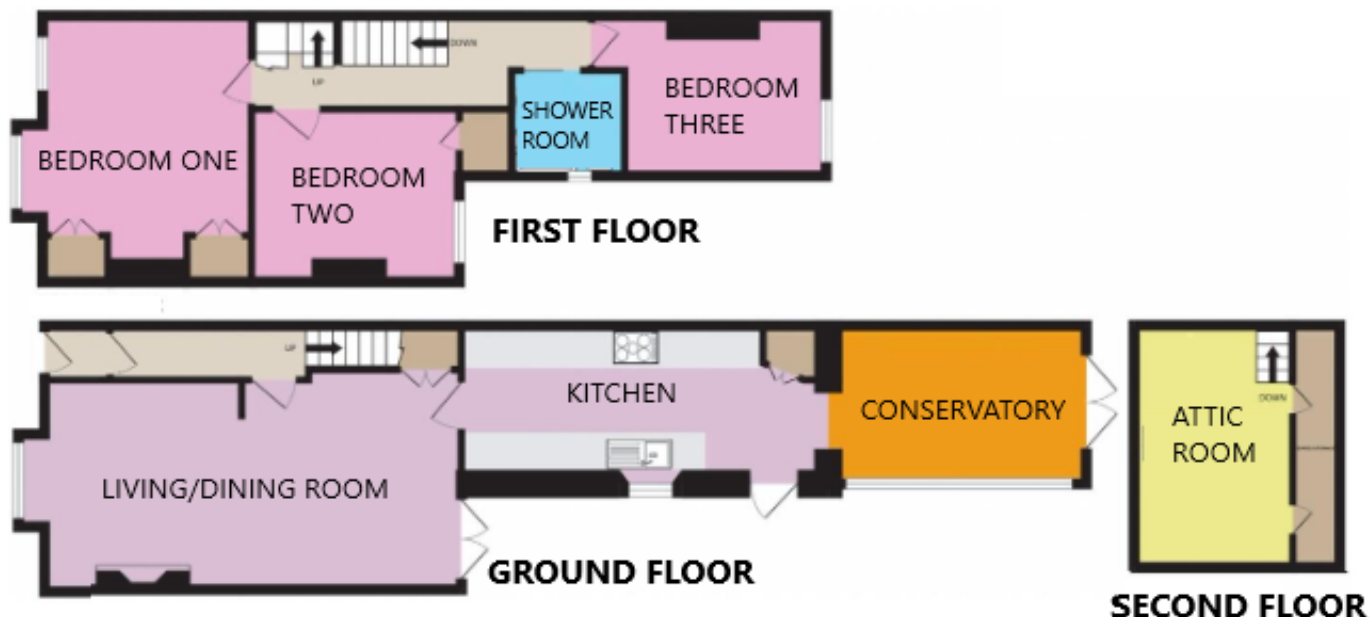
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CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain 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	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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