



BRIGHTS
ESTATE AGENTS



3 MYRTLE GROVE, BIDEFORD. EX39 3HZ - GUIDE £209,950

Well-kept and characterful three/four bed period property within central Bideford. The property is spread over three floors with a good sized attic room/office, a modern kitchen and the master bedroom having an en-suite.



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Well located on the western side of the Port and Market town of Bideford, conveniently placed being just a few minutes walk away from the town centre shops, picturesque quayside and beautifully maintained Victoria Park and Playing Fields. There is also a local Junior/Infants School within Chanters Road and Clovelly Road both within easy reach.

SERVICES: All mains connected, gas central heating and uPVC double glazed windows.

COUNCIL TAX: Band A.

TENURE: Freehold.

DIRECTIONS: From Bideford Quay proceed up Bridgeland Street veering right at the top and continuing to the end of North Road. At the junction turn left up Pitt Lane and then second right into Myrtle Grove where number 3 will be found shortly on the right with house number displayed.

UPVC double glazed door into:

ENTRANCE PORCH: Attractive original tiles. UPVC double door into:

ENTRANCE HALL: Stairs to the first floor and LVT flooring.

LIVING ROOM: 4.32m x 3.73m MAX Attractive feature cast iron fireplace with mantle and surround, original storage cupboards either side of the fireplace, radiator and fitted carpet.

DINING ROOM: 3.87m x 3.59m Radiator and fitted carpet. Under stairs storage cupboard.

KITCHEN: 4.10m x 2.63m Working surface in incorporating one and a half bowl single drainer stainless steel sink unit, four ring gas hob with oven below and extractor hood above. Space and plumbing for washing machine and dishwasher. Cupboards and drawers with matching wall units. Large shelved pantry cupboard, radiator and LVT flooring.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet and stairs to the second floor.

BEDROOM ONE: 4.84m x 3.64m MAX Decorative cast iron fireplace with mantle and surround. Radiator and fitted carpet.

ENSUITE: Bath with shower mixer tap fitted and tiled splashback. Low level dual flush WC and wash basin chrome at a style radiator and vinyl flooring. Extractor fan.

BEDROOM TWO: 3.61m x 3.10m Radiator and fitted carpet. Fitted cupboard housing the Ideal gas fired Combi boiler. Superb Bridge and estuary views.

BEDROOM THREE: 3.21m x 2.66m Radiator and fitted carpet.

SHOWER ROOM: Shower cubicle with electric shower fitted, low-level dual flush WC and wash basin vanity unit. Fully tiled walls and vinyl flooring.

STAIRS TO THE SECOND FLOOR: Fitted carpet.

ATTIC ROOM/BEDROOM: 4.34m x 3.54m Eaves storage, radiator and fitted carpet. Superb town views including the bridge and estuary.

OUTSIDE: The **REAR GARDEN** can be accessed by the property or a rear pedestrian gate. From the kitchen there is a small patio area with steps leading down to a relatively low maintenance garden with two stone chipping areas, a raised flower bed and decorative potted plants. There is also a useful **CELLAR** area 4.20m x 2.55m ideal for garden equipment and bikes etc with a separate outdoor cloakroom with a low-level WC.



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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		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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

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