



BRIGHTS
ESTATE AGENTS



**ELMSCOTT, 10 ST HELENS, ABBOTSHAM, BIDEFORD. EX39 5BR
- GUIDE £475,000**

A spacious and elevated detached bungalow with a large attached garage and a south facing rear garden. The property requires some general modernisation and occupies a superb central village position and has a good sized well maintained side and rear garden plot with superb countryside views.



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Abbotsham village is a quite delightful rural community conveniently placed for Bideford town just 1 mile away, the seaside resort of Westward Ho!, also 1 mile and its own local coastline across which there are some spectacular and unspoilt cliffside walks to be enjoyed. Access to the North Devon Link Road is within 1/2 a mile allowing ease of communications to North Devons principle centre of Barnstaple and beyond to the M5 just north of Tiverton approx. 45 miles.

Abbotsham village has its own junior/infants school, church, Village Hall and a fantastic Thatched pub.

SERVICES: Mains water, electricity and drainage. Oil fired central heating. Upvc double and some single glazed windows.

COUNCIL TAX BAND: E

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street veering left at the top and then taking the first right into Abbotsham Road. Continue for just over 1 mile or so until reaching the village of Abbotsham and a cross roads. Proceed straight across and take the first left into St. Helens where the property will be found within a short distance on the left-hand side displaying its name plate and a For Sale Board.

UPVC double glazed door into:

ENTRANCE HALL: Radiator and fitted carpet. Built-in airing cupboard housing the hot water tank and shower pump. Hatch to loft space.

KITCHEN: 5.14m x 2.83m Working surface incorporating one and a half bowl single drainer, stainless steel sink unit, tiled splashback, four ring electric hob with extractor fan above. Fitted Rayburn stove, eye level oven with grill above, cupboards and drawers with matching wall units. Built-in shelved cupboard and vinyl flooring.

SIDE ENTRANCE HALL: UPVC double glazed door onto the front of the property, radiator and vinyl flooring. Door into large

GARAGE: 6.29m x 5.18m electric door fitted, power and light. Work surface area with single drainer stainless steel sink unit, plumbing and space for washing machine and tumble dryer. Firebird oil fired boiler and pedestrian door into the rear garden.

LIVING/DINING ROOM: 8.61m x 4.72m max Coal effect gas fire with stone faced surround and tiled hearth. Attractive bay window overlooking the rear garden, radiator and fitted carpet with single glazed double doors into:

GARDEN ROOM: 6.42m x 1.95m max Radiator and fitted carpet with double glazed door into the rear garden.

BEDROOM ONE: 3.63m x 3.59m Built-in wardrobes, radiator and fitted carpet.

BEDROOM TWO: 4.28m x 3.61m Built wardrobes, radiator and fitted carpet. Pleasant elevated aspect over neighbouring properties and distant fields.

BEDROOM THREE: 2.56m x 2.40m Radiator and fitted carpet.

SHOWER ROOM: Large shower cubicle with splash boarding fitted, wash basin and low-level dual flush WC. Partially tiled walls, radiator and vinyl flooring. Extractor fan and shaver point.

CLOAKROOM: Low-level WC, wash basin, radiator and vinyl floor flooring.

OUTSIDE: To the front of the property is a generous tarmac drive with an adjacent tiered garden, nicely setting the property back off the road with central steps, having large deep flower beds, comprising bushes, plants and colourful flowers. To the side of the property is a well-kept lawn area with central colourful flower bed and elevated views of neighbouring properties, distant fields and rolling hills. There is also a large shed, stone chippings area with a perfect seating/viewing position. Two side gates lead into the **REAR GARDEN** with pathway taking you to a small lawn with eclectic flowerbeds and an elevated patio with a summer house with open fields behind.



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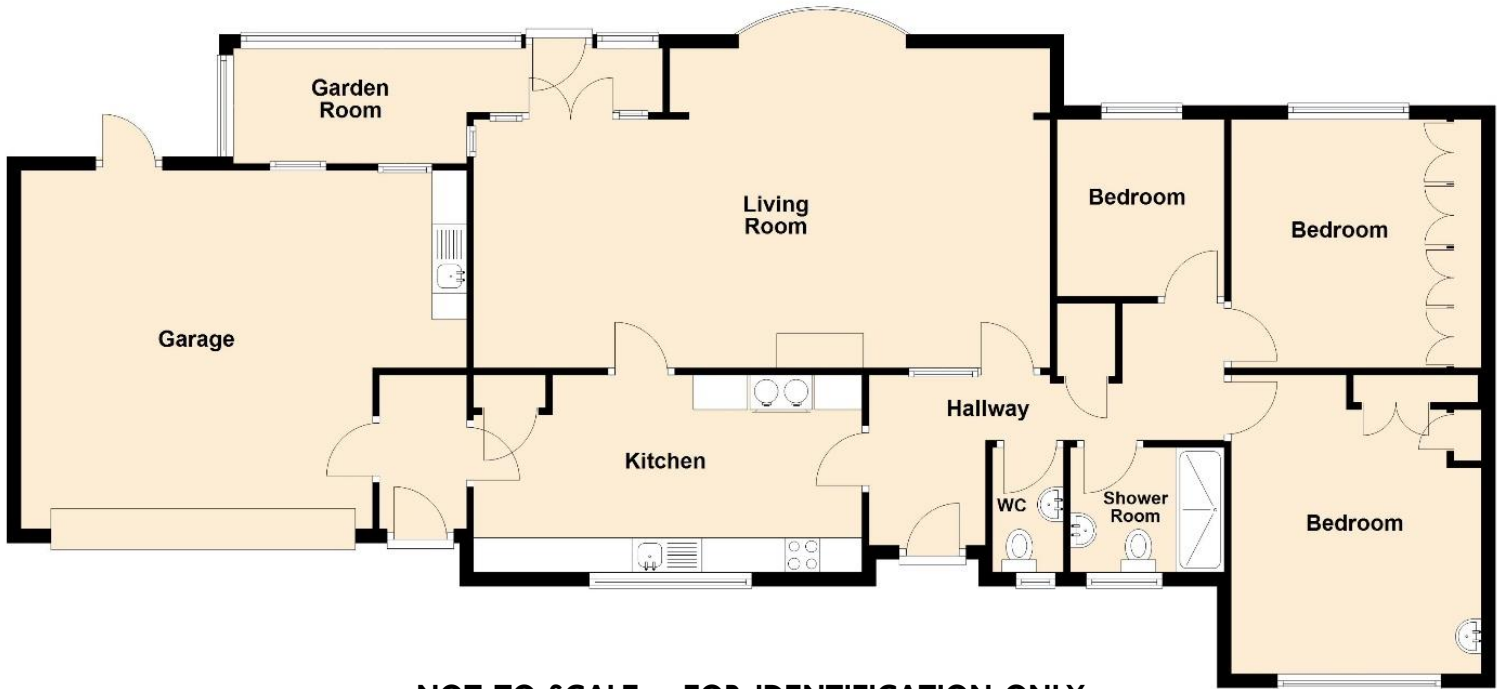
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Approx. 148.6 sq. metres (1599.1 sq. feet)



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.

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

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

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