



BRIGHTS
ESTATE AGENTS



**10 CHANTRY AVENUE, BIDEFORD. EX39 2QW -
GUIDE £195,000**

Mid terrace two bed house being in a popular location close to Victoria Park and not far from Bideford town centre. The property benefits from an open plan kitchen/dining room, cosy living room and two double bedrooms.



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



BRIGHTS
ESTATE AGENTS



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

A two bed mid terrace house being in a popular location close to Victoria Park and not far from Bideford town centre. The property is well located within this popular and sought after area with a primary school and Victoria Park 'on your doorstep' and just beyond is the town centre which offers a good range of amenities and facilities. Barnstaple, the regional centre of North Devon, is located some 9 miles distant and offers a more comprehensive range of local and national stores. The North Devon Link Road continues to Tiverton (Parkway) where the M5 and the national motorway network can be accessed.

SERVICES: All mains services. Gas fired central heating and uPVC double glazed windows. Four year old slate roof.

COUNCIL TAX BAND: B.

TENURE: Freehold.

Located within an area where Zoned Residents Parking applies. Permits cost approximately £35 a year for the 1st permit and the cost of a 2nd permit (if required) is based on the road tax band of the vehicle being registered (maximum cost is approx. £65) and there is a maximum of 2 permits available per household.

DIRECTIONS TO FIND: From Bideford Quay proceed into Kingsley Road, passing Morrisons on your right-hand side. Take the second right after the supermarket into Chanters Road and continue along where upon the turning for Chantry Avenue will be found on your left-hand side, with number 10 being the near the top on the right hand side.

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

UPVC double glaze composite door into:

ENTRANCE HALL: Radiator and vinyl flooring. Under stairs cupboard and stairs to the first floor.

CLOAKROOM: Low level dual flush WC, wash basin with extensive tiled splashback and vinyl flooring.

LIVING ROOM: 4.41m x 3.29m max into bay window. Radiator and fitted carpet.

KITCHEN DINING ROOM: 5.08m x 3.72m max. Working surface incorporating one and a half bowl single drainer stainless steel sink unit with tiled splashback. Space for cooker with extractor hood above. Cupboards and drawers with matching wall units, space and plumbing for a dishwasher. Radiator and Vinyl flooring. UPVC double glazed door into the rear garden.

UTILITY ROOM: Circular stainless steel sink unit with cupboard below and matching wall unit. Space and plumbing for washing machine and tumble dryer. Vinyl flooring.

STAIRS AND FIRST FLOOR LANDING: Hatch to loft space and fitted carpet.

BEDROOM ONE: 4.25m x 3.57m Large mirror fronted sliding door wardrobes and a built-in cupboard housing the gas fired boiler. Radiator and fitted carpet.

BATHROOM: P-Bath fitted with shower over and tiled splashback. Low-level dual flush WC and wash basin. Chrome ladder style radiator and vinyl flooring. Useful shelving area for towels and toiletries.

BEDROOM TWO: 3.36m x 2.64m Radiator and fitted carpet.

OUTSIDE: The property is accessed via a pedestrian gate with the property being nicely set back from the pavement. The front garden has attractive small trees, shrubs and hedging. The **REAR GARDEN** is approached via the property with a pleasant canopied and raised patio area having steps down to a well-established garden with plants flowers and small trees. There is also two garden sheds plus a greenhouse.



BRIGHTS
ESTATE AGENTS



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



BRIGHTS
ESTATE AGENTS



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



BRIGHTS
ESTATE AGENTS



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



BRIGHTS
ESTATE AGENTS



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



BRIGHTS

ESTATE AGENTS

Ground Floor



First Floor



Total area: approx. 79.3 sq. metres (853.6 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		
81-91	B		87 B
69-80	C	71 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

Bright's of Bideford Limited T/A Brights. Registered in England and Wales No. 07207691

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