



**BRIGHTS**  
ESTATE AGENTS



**67 UNION CLOSE, BIDEFORD. EX39 3FE**  
**GUIDE: £156,500**

Light and airy 2 bed Coach House style property offering generous sized living space and master bedroom. Pleasant open rear aspect with integral garage and access to residents parking. Considered ideal as a 'Buy to Let' or as a first time purchase. Available with no onward chain involved.



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Built in 2008 by Midas Construction and being conveniently placed for the Victorian Pannier Market, town centre shops and amenities - also within walking distance of local Junior and Senior Schools.

Regular bus services commute from Bideford onto the nearby seaside resort of Westward Ho! (3 miles) with its long sandy beach, adjoining Champion Golf Course and miles of unspoilt cliffside walks.

**SERVICES:** All mains services. Gas fired central heating. Upvc double glazed windows.

**COUNCIL TAX BAND:** B

**TENURE:** Freehold

**ANNUAL COST:** There is an annual charge payable to FirstPort (the management company) which is currently in the region of £620.

**AGENTS NOTE:** It is the responsibility of the owner of the Coach House to insure the whole building and each one of the garage leaseholders (below) are to contribute their proportional share (assumed to be an eighth) towards this cost.

**DIRECTIONS TO FIND:** From Bideford Quay proceed up the main High Street veering left at the top and continuing through Old Town, past the Fire Station until reaching the Zebra crossing. Continue into Clovelly Road and after a short distance take the first left into Union Close. Proceed in to the close and as the road bears a sharp right turn left and the Coach House will be seen on the right-hand side.

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

#### GROUND FLOOR

**CANOPY PORCH:** Composite styled entrance door with double glazed etched window panel.

**ENTRANCE LOBBY:** Staircase to first floor. Central heating radiator. Electric consumer unit (fuse box). Door to Garage.

#### FIRST FLOOR

**LIVING ROOM/DINER:** 'L' Shaped. 17'1" (5.23m) x 13'2" (4.02m) including staircase plus further 8'11" (2.72m) x 7.3" (2.22m) Lovely light room with obscure upvc double glazed windows to the side and rear together with upvc double glazed double doors to the front with Juliet balcony. Wall mounted 'Living Flame' electric fire. 2 Central heating radiators. Built-in storage/airing cupboard with slatted shelves and electric bar heater. Carpet as laid.

**KITCHEN:** 8'9" (2.67m) x 7'10" (2.41m) Upvc double glazed window. 'U' Shaped working surface incorporating stainless steel one and a half bowl sink unit and 4 ring gas hob (extractor hood over) with cupboards, pan drawers, recess for washing machine and electric oven under. Recess for fridge/freezer. Wall cupboard. Further wall cupboard which houses the gas boiler. Vinyl floor covering.

**INNER HALLWAY:** Access hatch to loft void. Carpet as laid.

**BEDROOM 1:** 'L' Shaped. 17'2" (5.24m) x 12'9" (3.89m) maximum. Upvc double glazed windows to front and rear with the rear enjoying a pleasant town and distant aspect. 2 Central heating radiators. Carpet as laid.

**BEDROOM 2:** 8'7" (2.64m) x 7'10" (2.41m) Upvc double glazed window with fitted roller blind. Central heating radiator. Carpet as laid.

**BATHROOM:** Obscure upvc double glazed window. Tiled panelled bath with electric shower over and fitted splashback screen. Low level wc. Pedestal wash hand basin. Fitted wall mirror. Wall mounted medicine cabinet. Extractor fan. Central heating radiator. Vinyl floor covering.

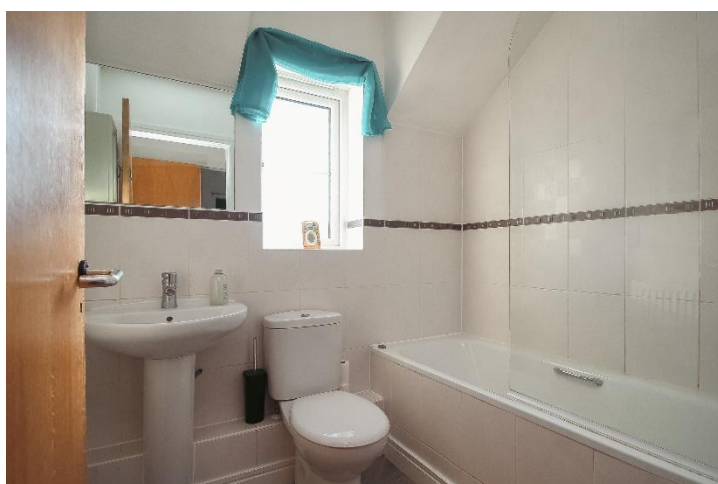
#### OUTSIDE

**GARAGE:** 17'2" (5.24m) x 8'10" (2.71m) Up and over vehicular door. Power and light. Cold water tap. Generous size recessed storage cupboard.

Although there is NO GARDEN with the property you do have access to the residents parking area.



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**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.

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

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Brightsof Bideford Limited T/A Brights. Registered in England and Wales No. 07207691

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

