



BRIGHTS
ESTATE AGENTS



41 RIVERSIDE COURT, BIDEFORD. EX39 2RZ - GUIDE £200,000

Semi-detached two bed property with very useful adjacent garage and driveway. Set within an extremely popular residential area adjacent to the River Torridge and being a level walk to Victoria Park, Quayside and the town centre. Available with no onward chain.



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



BRIGHTS
ESTATE AGENTS



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

Riverside Court is a particularly sought after residential area situated on the banks of the River Torridge also enhanced due to its level and easy access to the town centre via the Victoria Park and Playing Fields or along the Riverbank itself.

Bideford is an attractive Port and Market town with picturesque Quayside affording a host of locally owned shops and stores plus larger multiples, choice of schooling, Health Centres and Hospital. Within 3 miles is the local seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course. There is easy access to the North Devon Link Road and the regional centre of Barnstaple (10 miles) and the M5 Motorway connection north of Tiverton (approx. 45 miles).

SERVICES: All mains connected. Gas central heating. uPVC double glazed windows.

COUNCIL TAX BAND: B.

DIRECTIONS: From Bideford Quay proceed in a northerly direction around the Kingsley Statue corner thereafter taking the first right adjacent to the Victoria Park. Proceed down Park Avenue and Park Lane. At the 'T' junction turn right (into Chanters Road) and after passing St Marys School on the left veer to the right as towards the Council Offices. After passing the Council Offices (set up on the right-hand side) follow this road and the property will be found on your right hand side with Brights For sale board and house number displayed.

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

UPVC double glazed door into: **ENTRANCE HALL:** Radiator and fitted carpet. Stairs to the first floor.

CLOAKROOM: Low-level WC and wash basin with tiled splashback. Radiator and vinyl flooring.

KITCHEN: 2.82m x 1.65m Working surface incorporating single drainer, stainless steel sink unit with tiled splashback, integrated four ring electric hob with oven below and extractor fan above. Cupboards and drawers with matching wall unit units. Space and plumbing for washing machine and wall mounted Worcester gas fired boiler.

LIVING ROOM: 4.26m x 3.56m Under stairs cupboard, two radiators and fitted carpet. French doors into:

CONSERVATORY: 3.28m x 2.64m Radiator and laminate flooring. UPVC double glazed French doors into the rear garden.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet and hatch to loft space.

BEDROOM ONE: 3.56m x 2.43m Radiator and fitted carpet.

SHOWER ROOM: Large shower cubicle with splash boarding fitted and disability seat. Low level dual flush WC, wash basin and extractor fan. Vinyl flooring and radiator.

BEDROOM TWO: 2.97m x 2.46m Radiator and fitted carpet. Built-in sliding door wardrobes.

OUTSIDE: To the front of the property is a pretty lawn garden with a mature tree, plants and hedge borders. There is an adjacent driveway with space for at least one car which leads to the GARAGE 5.20m x 2.49m having an up and over door with potential for overhead storage. A side gate leads into the low maintenance REAR GARDEN being predominantly stone chippings, small patio area with mature shrubs and attractive plants.



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

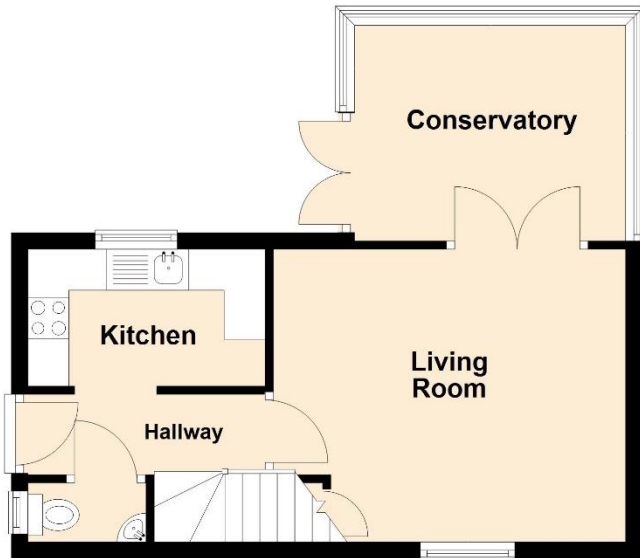


brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



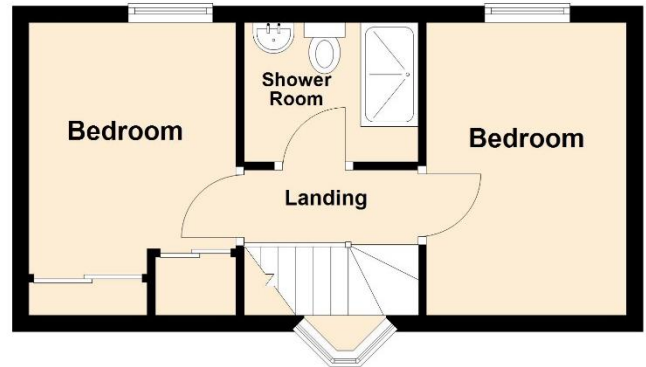
Ground Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.0 sq. feet)



Total area: approx. 61.0 sq. metres (656.4 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		87
(69-80)		
C	72	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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