



BRIGHTS
ESTATE AGENTS



**21 OLD MARKET DRIVE, WOOLSERY, BIDEFORD EX39 5QF -
GUIDE £215,000**

Very well kept semi-detached two bedroom property with two parking spaces, good sized and fully enclosed rear garden. Positioned not far from the centre of this popular and sought after village.



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Located near the centre of the village where amenities include general store/post office, primary school, fish & chip shop, village hall, superb restaurant/pub (The Farmers Arms) and church. The village has a bus service providing access to the port and market town of Bideford, approximately 8 miles distant, where a wide range of national and local shopping, banking and recreational facilities can be found. The property is also ideally situated within short driving distance of some of North Devon and Cornwall's most breath-taking coastline with beauty spots including Bucks Mills, Clovelly, Hartland Point and Brownsham. The A39 North Devon Link Road provides a speedy link to the North Devon regional centre of Barnstaple, approximately 20 miles, and beyond to the national motorway network.

SERVICES: Mains water, electricity and drainage. uPVC double glazed windows.

COUNCIL TAX BAND: B.

TENURE: Freehold.

DIRECTION TO FIND: From Bideford proceed west on the A39 as towards Clovelly and North Cornwall. Continue for approx. 6 miles until reaching Bucks Cross. Turn left as signposted to Woolsery continuing for approx. 2 miles until reaching the village. On entering the village continue to the cross roads opposite the school, turning right, the entrance to Old Market Drive will be on your left, follow the road into the estate and the property will be found towards the end on your left hand side with number displayed.

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

ENTRANCE PORCH: Storage for cloaks and footwear plus laminate flooring.

LIVING ROOM: 4.52m x 3.89m Dimplex night storage heater, laminate flooring and stairs to the first floor.

KITCHEN: 3.87m x 3.82m Working surface incorporating one and a half bowl sink unit with tiled splash-back. Four ring electric hob with extractor fan above and oven below. Integrated washing machine and fridge freezer. Cupboards and drawers with matching wall units. Laminate flooring and UPVC double glazed door into the rear garden.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet and access to the loft hatch. Built-in airing cupboard housing hot water tank.

BEDROOM ONE: 3.85m x 3.24m max. Fitted carpet.

BEDROOM TWO: 3.82m x 2.09m Fitted carpet.

BATHROOM: Bath with fitted electric shower over and fully tiled splashback, low-level WC and wash basin with tiled splash-back. Laminate flooring and extractor fan. Dimplex wall heater.

OUTSIDE: To the front of the property is parking for two cars. A side gate leads into the south facing fully enclosed **REAR GARDEN** having a patio, level lawn area with stone chipping borders, garden shed and cold water tap. There is also a useful **OUTBUILDING** 3.40m x 2.97m with a tiled roof, light and power connected.



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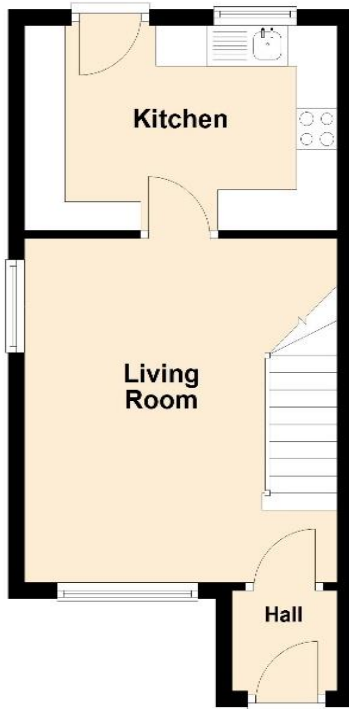


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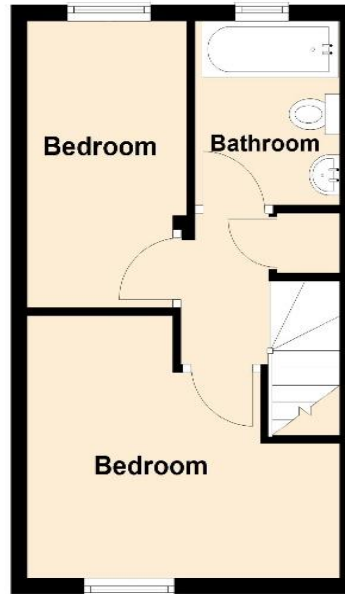
Ground Floor

Approx. 28.3 sq. metres (304.5 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.8 sq. feet)



Total area: approx. 54.8 sq. metres (590.2 sq. feet)

FOR IDENTIFICATION ONLY NOT TO SCALE

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		84 B
69-80	C		
55-68	D	56 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

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