



BRIGHTS
ESTATE AGENTS



185 CHURCHILL ROAD, BIDEFORD. EX39 4HH - GUIDE: £225,000

Mid terrace three storey two bed property having a superb living/dining room, kitchen breakfast room with the benefit of a garage and parking space close by.



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Located towards the outskirts of the eastern side of Bideford the property enjoys a distant open aspect to the rear which encompasses the Torridge Bridge.

From Gammaton Road there are regular bus services available down to the main quayside and shopping area. There is a local Junior/Infants School close to hand and a Tesco's store is not far.

The property is considered to be a fabulous starter home or alternatively as a fine 'buy to let' opportunity.

SERVICES: All mains services. Gas central heating and UPVC double glazed windows.

COUNCIL TAX BAND: A

TENURE: Freehold

DIRECTIONS TO FIND: From Bideford Quay, proceed across the long bridge, at the mini roundabout continue straight across passing The Royal Hotel on the left hand side and stay on this road into Torrington Lane. Proceed to the top of the hill and at the top take the second exit into Gammaton Road. Take the third turning on the right into Chubb Road, follow the road down the hill and turn right at the T Junction into Churchill Road, follow the road into the development where the property can be found towards the bottom on the left hand side.

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

UPVC double glazed door into:

ENTRANCE HALL: Radiator and vinyl flooring, stairs to the lower ground floor and first floor.

CLOAKROOM: Low level dual flush WC and wash basin. Radiator and extractor fan.

KITCHEN/BREAKFAST ROOM: 5.90m x 4.44m Working surface incorporating one and a half bowl single drainer textured sink unit, five ring gas hob with extractor fan above and glass splash-back. Eye level double oven, cupboards and drawers with matching wall unit housing the gas fired boiler. Radiator and vinyl flooring.

UTILITY ROOM: Working surface with space underneath for tumble dryer and washing machine. Fitted shelving and wall cupboards. Radiator and flooring.

STAIRS TO THE LOWER GROUND FLOOR: Fitted carpet.

LIVING/DINING ROOM: 7.33m x 4.44m max Good sized living space with built-in under stairs cupboard, UPVC double glazed French doors onto the garden, radiator and fitted carpet.

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

BEDROOM ONE: 3.61m x 3.46m max. Built-in wardrobe, radiator and fitted carpet. **EN SUITE:** Large fully tiled shower cubicle with wash basin having storage cupboards underneath, black ladder style radiator, vinyl flooring and extractor fan.

BATHROOM: Bath with shower fitted over, built-in shelf and tiled splashback. Combination WC and wash basin unit with cupboards. Extractor fan and vinyl floor flooring.

BEDROOM TWO: Mirror fronted sliding door wardrobes, radiator and fitted carpet.

OUTSIDE: The rear garden is accessed via the house or a rear pedestrian gate having a small patio area, level lawn and being decorated with attractive potted plants and flowers. Outside cold water tap. **GARAGE** 5.25m x 2.62m up and over door with overhead storage and parking space in front.



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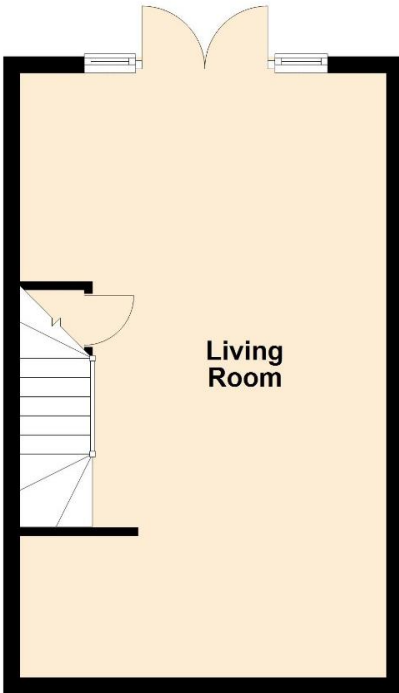


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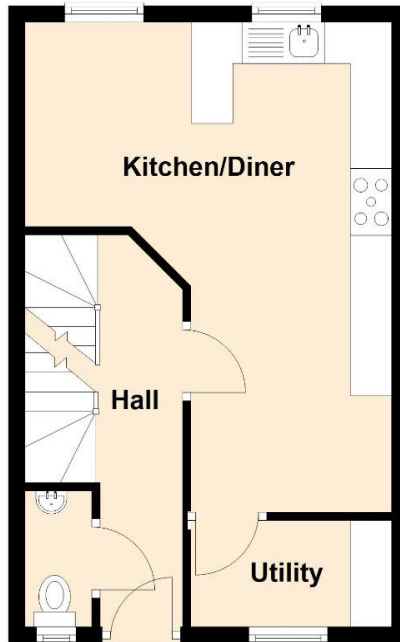
Ground Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



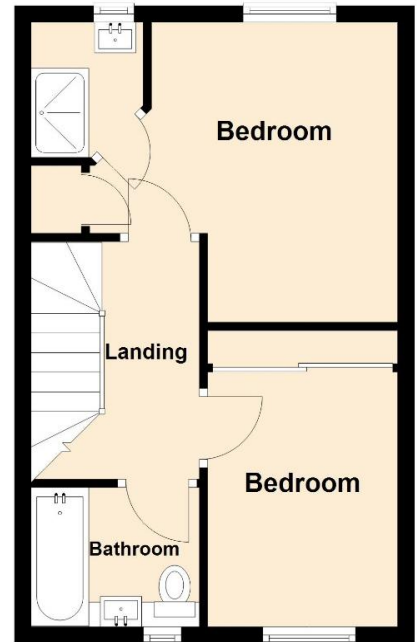
First Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



Second Floor

Approx. 32.6 sq. metres (350.5 sq. feet)



Total area: approx. 97.7 sq. metres (1051.6 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	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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