



BRIGHTS
ESTATE AGENTS



59 LAUREL AVENUE, BIDEFORD. EX39 3AZ - GUIDE £225,000

Immaculate end of terrace two bed bungalow having a modern fitted kitchen, shower room and is located in a quiet and popular residential road on the outskirts of Bideford.



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Well positioned towards the end of Laurel Avenue a now well matured residential cul de sac containing to the most part similar style bungalows the type of which have proven to be very popular for all age groups.

Situated close by is a footpath which leads into Moreton Park Road where there is regular bus services available to the main town centre shops and quayside.

SERVICES: All mains services. Upvc double glazed windows and gas fired central heating.

COUNCIL TAX BAND: A.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street veering left at the top and then taking the next turning right into Abbotsham Road. Continue for over 1/4 mile and after passing Bideford College on the left take the next left into Moreton Park Road. After a further 100 yards or so take the turning right into Laurel Avenue. Continue into the cul-de-sac where the bungalow will be found nearer to the end on the left-hand side.

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

UPVC double glazed door into:

ENTRANCE HALL: Fitted carpet, door mat and radiator.

BEDROOM ONE: 3.75m x 3.28m radiator and fitted carpet.

SHOWER ROOM: Walk in fully tiled shower cubicle, wash basin and vanity unit with storage underneath. Low level dual flush WC. Ladder style radiator and vinyl flooring. Extractor fan and fully tiled walls.

BEDROOM TWO: 3.38m x 2.87m Radiator and fitted carpet.

LIVING ROOM: 3.8m x 3.73m Radiator and Fitted carpet.

KITCHEN: 3.42m x 2.91m Working surface incorporating one and a half bowl Franke sink unit with tiled splash back. Fitted cooker with extractor fan over, cupboards and drawers with matching wall units. Space and plumbing for washing machine and dishwasher. Wall mounted glow-worm gas fired boiler and vinyl flooring. UPVC double glazed door into the rear garden.

OUTSIDE: To the front of the property is a central path with level lawn area either side. There is a pedestrian side gate into the REAR GARDEN which has a level lawn decking and a garden shed. Outside water tap. Easy on road parking outside.



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

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