



BRIGHTS
ESTATE AGENTS



I KATHLEEN GRANGE, BIDEFORD. EX39 4FB – GUIDE £295,000

An incredibly well presented and stylish detached three bed property set within a small and peaceful cul de sac of only 11 houses, whilst benefitting from an extended kitchen/dining room, master bedroom with en-suite and a low maintenance rear garden. There is also garage and parking to the rear.



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



BRIGHTS
ESTATE AGENTS



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

An incredibly stylish 11 year old detached property positioned on the outskirts of town, having the local junior/infants School within a short walk, some nearby shops and a community centre, Regular bus services commute to the western side of town (under 1 mile), the picturesque quayside and main shopping centre. There is a choice of State and Private Co-Ed Secondary Schools locally.

SERVICES: Mains gas, electricity, drainage and water connected. Gas central heating system. uPVC double glazed windows.

AGENTS NOTE: The development is subject to a management fee of £327 per annum. This covers the upkeep of communal areas and hedgerows.

COUNCIL TAX: Band C.

TENURE: Freehold.

DIRECTIONS: From Bideford Quay proceed across the old long Bridge continuing through the mini roundabout at the end and up underneath the old railway bridge continuing to the top of Torrington Lane. At the roundabout continue through (off the first exit) into Mines Road, eventually the road bears to the left, follow the road and the property will be found shortly on your right hand side with number displayed.

ACCOMMODATION (all measurements are approximate):- UPVC double glazed door into: **ENTRANCE HALL:** Fitted doormat and LVT flooring. Fitted double door cloaks and footwear storage. Stairs to the first floor.

CLOAKROOM: Fitted circular wash basin with storage cupboards underneath and tiled splash-back. Low level dual flush WC, radiator, extractor fan and fitted LVT flooring.

LIVING ROOM: 5.22m x 2.83m Dual aspect room with built-in central media unit with attractive lit shelving, having contemporary vertical slatted wall panels, wood effect electric fireplace and mantle piece. Wall panelling with fitted shelf. Radiator plus cover and LVT flooring.

KITCHEN DINING ROOM: 5.23m x 3.34m max Working surface incorporating one and a half bowl single drainer sink unit, five ring gas hob with extractor over and copper effect splash-back. Integrated eye level double oven and dishwasher. Cupboards and drawers with matching wall units. Wall mounted Ideal gas fire boiler. Radiator and LVT flooring.

UTILITY: 1.96m x 1.49m Work surface with space and plumbing for washing machine below, cupboards and fitted shelving. Radiator and LVT flooring.

GARDEN/SITTING ROOM: 3.80m x 1.84m UPVC double glazed sliding door into the rear garden, two Velux windows and LVT flooring.

STAIRS AND FIRST FLOOR LANDING: Radiator and fitted carpet. Hatch to loft space. Built-in airing cupboard housing the hot water tank.

MASTER BEDROOM: 5.25m x 2.87m Fitted mirror fronted sliding door wardrobe, radiator and fitted carpet. **ENSUITE:** Fully tiled corner shower cubicle, low level dual flush WC and wash basin with extensively tiled walls. Chrome ladder style radiator, extractor fan and laminate flooring.

BEDROOM TWO: 2.88m x 2.56m Radiator and fitted carpet.

BATHROOM: Bath with tiled splashback, low-level dual flush WC and wash basin. Extractor fan, radiator and laminate flooring.

BEDROOM THREE: 2.88m x 2.54m Fitted mirror fronted sliding door wardrobes, radiator and fitted carpet.

OUTSIDE: To the rear of the property is an attached **GARAGE** 5.06m x 2.48m with parking for one car in front. A side pedestrian gate takes you into the south facing **REAR GARDEN** being low maintenance, having steps up to a large slate chippings area with central circular patio feature and a further patio area with decking attached. Outside water tap. Garden shed.



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

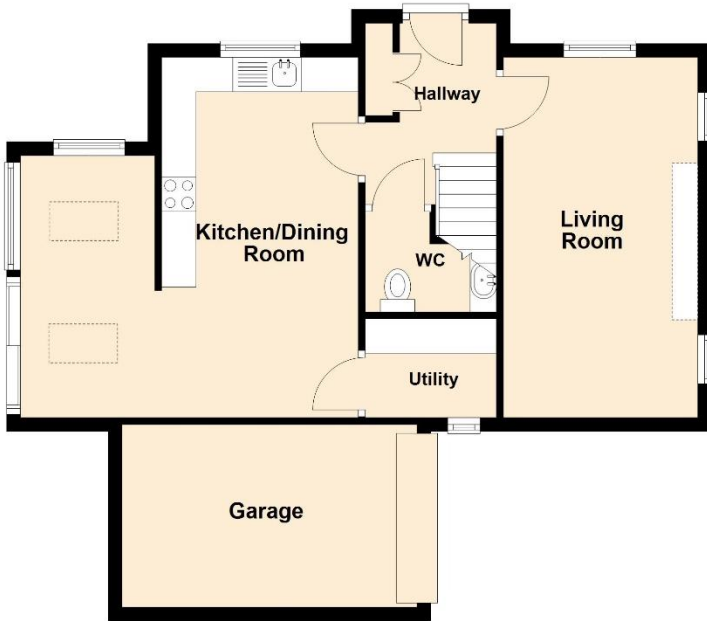


brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



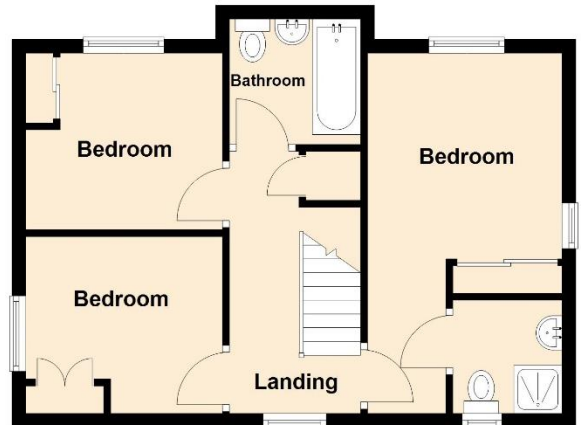
Ground Floor

Approx. 61.4 sq. metres (660.9 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 103.2 sq. metres (1110.5 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		89 B
69-80	C	79 C	
55-68	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

Bright's of Bideford Limited T/A Brights. Registered in England and Wales No. 07207691