



**BRIGHTS**  
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## 6 SOUTHBANK DRIVE, BIDEFORD. EX39 3RJ - GUIDE £350,000

Detached three bed bungalow within a small cul de sac of only six properties. Located in a favourable location not far from Bideford town whilst having a modern and stylish decor throughout including log burner and a fully equipped kitchen.



[brightsofbideford.co.uk](http://brightsofbideford.co.uk)  
[info@brightsofbideford.co.uk](mailto:info@brightsofbideford.co.uk)  
01237 473241



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The bungalow is situated within a small select cul-de-sac, consisting of only 6 properties (3 houses and 3 bungalows), set off the higher part of Northdown Road which is located not far from the town centre, where there is a good selection of shops and stores, delightful quayside, adjacent to the River Torridge, and also the neatly kept Victoria Park and playing fields.

The local area affords an excellent choice of sporting and recreational facilities, state and private schools, whilst the seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course is just 3 miles away. Also within 1 mile is access to the North Devon Link Road which allows ease of communication to North Devon's principal town of Barnstaple (9 miles) and the M5 Motorway connection approx. 45 miles.

**SERVICES:** All mains services. Gas fired central heating, UPVC double glazed windows.

**COUNCIL TAX:** Band D.

**TENURE:** Freehold.

**DIRECTIONS TO FIND:** From Bideford Quay proceed up Bridgeland Street, (which is almost adjacent to the Post Office) veering right at the top and continuing to the end of North Road. At the junction turn down right into Northam Road, at the mini roundabout turn left into Northdown Road. Continue up the hill and as it levels out, after approx. 400 yards, the turning for Southbank Drive will be seen on the left-hand side with the bungalow positioned on your left-hand side.

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

**COVERED ENTRANCE** with UPVC composite double glazed door into:

**ENTRANCE HALL:** Shelved airing cupboard housing wall mounted Worcester gas fired Combi boiler. Hatch to loft space, laminate flooring and contemporary style radiator.

**KITCHEN DINING ROOM:** Modern and stylish fitted kitchen with large central island, working surface incorporating inset sink and grooved drainer. Zanussi four ring induction hob with extractor over, integrated dishwasher, fridge freezer and washer/dryer. Cupboards and drawers with matching wall units, contemporary vertical style radiator and laminate flooring. UPVC double glazed door into the rear garden.

**LIVING ROOM:** 4.94m x 3.76m Log burner fitted with wooden mantelpiece and slate hearth. Contemporary vertical style radiator, fitted carpet and large UPVC double glazed sliding door onto the outside decking area.

**BEDROOM ONE:** 4.79m x 3.06 Contemporary style radiator and fitted carpet.

**BEDROOM TWO:** 5.24m x 2.56m Contemporary style radiator and fitted carpet.

**BATHROOM:** Good sized walk-in shower with fully tiled splash-back and digital wireless remote control. Low level dual flush WC, bath and anthracite grey ladder style radiator. Extractor fan and laminate flooring.

**BEDROOM THREE:** 3.96m x 2.55m Contemporary style radiator and fitted carpet.

**OUTSIDE:** To the front of the property is a driveway with space for at least four cars. There is also a large raised stone chippings area with mature apple trees bushes and a stonewall boundary. Gates down both sides of the property allow access into the **REAR GARDEN** having a large raised composite decking area with canopy cover, **SUMMER HOUSE/HOME OFFICE**, gently sloping lawn and flower beds. There is also a raised decking area off the lounge with glass balustrades. Garden shed.



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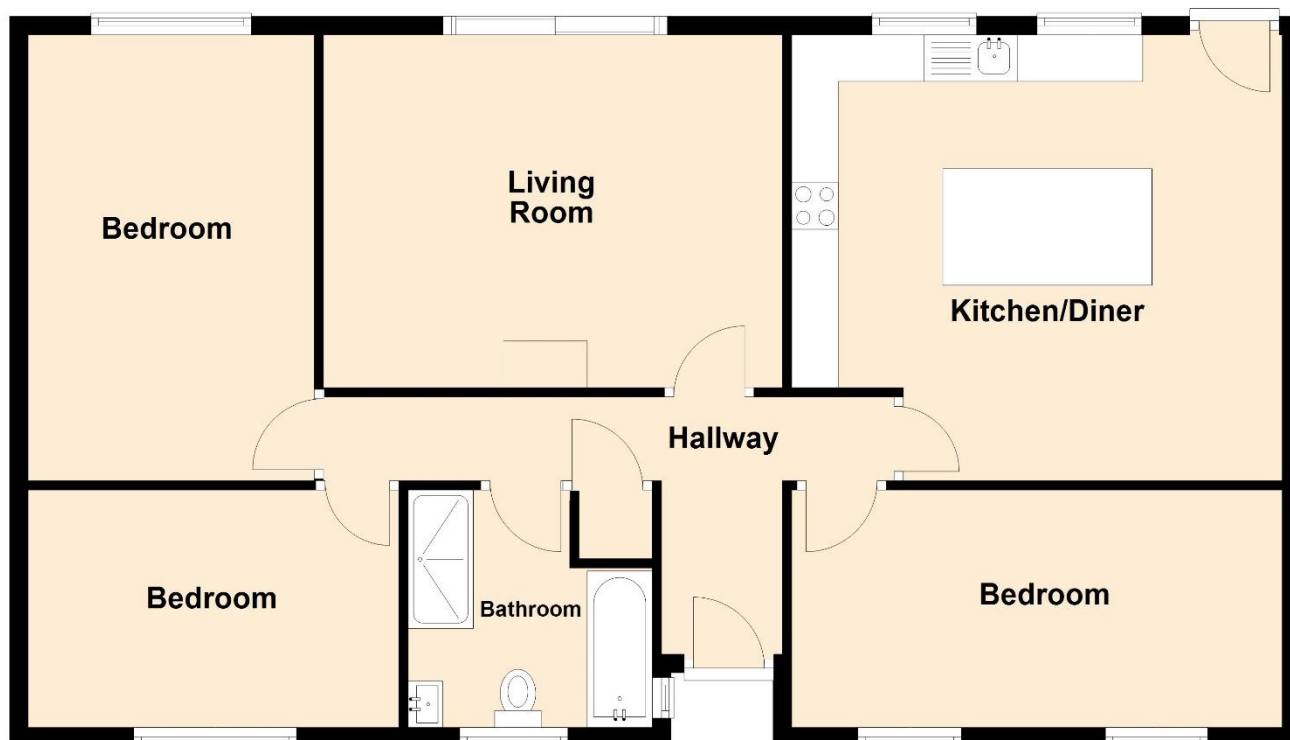
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Total area: approx. 99.1 sq. metres (1067.0 sq. feet)

**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.  
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**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		83
(69-80)	C	71	
(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

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