



BRIGHTS
ESTATE AGENTS



43 SOLOMAN DRIVE, BIDEFORD. EX39 5XY - GUIDE £235,000

Well maintained semi-detached three bed house with driveway, attached garage and a west facing rear garden. Located within a popular development on the outskirts of town.



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Situated on the southerly outskirts of town, although still being within reasonable reach, which provides a good range of shops, amenities and facilities. Within Soloman Drive there are 2 separate pedestrian walkways that give quicker and easier access to the lower and upper parts of town. The popular long sandy beach at Westward Ho! is approximately 3 miles distant, whilst the regional centre of Barnstaple is approximately 10 miles and offers a far greater range of shops and facilities.

SERVICES: All mains services. Gas fired central heating. uPVC double glazed windows.

COUNCIL TAX BAND: C.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford Quay proceed south in the direction of Torrington through the mini roundabout at the end of the old bridge. At the next roundabout take the first left. After passing R J Moore and Marine Ltd on the right-hand side take the next right into Devonshire Park followed by a left turn into Soloman Drive. Continue straight up the hill with the property eventually being found on the left hand side with for sale board and number displayed.

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 first floor.

CLOAKROOM: Low level WC, wash basin with tiled splashback and a chrome ladder style radiator.

LIVING ROOM: 4.47m x 3.63m Radiator and laminate flooring.

KITCHEN DINING ROOM: 4.62m x 2.56m Working surface incorporating one and a half bowl stainless steel sink unit with tiled splashback, five ring gas hob with extractor hood above. Eye-level double oven, integrated dishwasher and fridge freezer. UPVC double glazed French doors out into the rear garden. Radiator and laminate flooring. Large under stairs shelved cupboard.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet and hatch to loft space. Built-in shelved cupboard.

BEDROOM ONE: 3.37m x 2.56m Built-in double door wardrobes, radiator and fitted carpet.

BEDROOM TWO: 3.10m x 2.55m Radiator and fitted carpet.

BATHROOM: Bath with fitted shower over, low-level WC and wash basin with fully tiled splashback. Extractor fan and vinyl flooring. Chrome ladder style radiator.

BEDROOM THREE: 2.48m x 1.99m Radiator and fitted carpet.

OUTSIDE: There is an adjacent driveway with parking for at least one car. This leads to the attached **GARAGE** 5.18m x 2.51m having an up and over door with power and light. Working surface incorporating single drainer, stainless steel sink unit plus some fitted cupboards and drawers. There is also the wall mounted Ideal gas fired Combi boiler. A pedestrian door leads into the west facing **REAR GARDEN**. A small patio and a good sized decking area leading to a level lawn being fully enclosed with fencing and raised flower beds.



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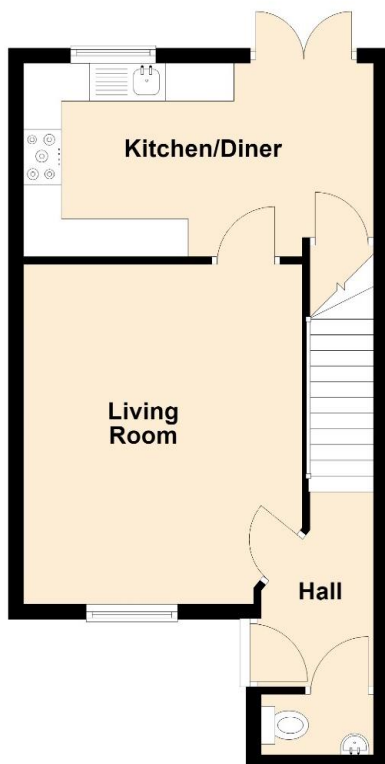
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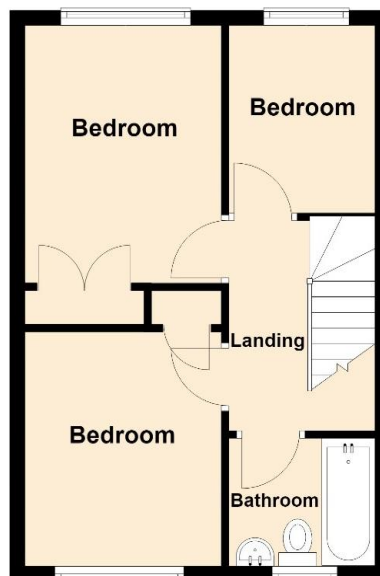
Ground Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 69.0 sq. metres (742.3 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		85 B
69-80	C	72 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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