



A WELL PRESENTED DETACHED 2 BED COTTAGE WITH GARAGE,
NEWLY FITTED CENTRAL HEATING SYSTEM,
uPVC DOUBLE GLAZED WINDOWS & BEING ONLY A SHORT LEVEL
WALK TO THE VILLAGE SQUARE & IT'S AMENITIES.

- Entrance Hall
- Lounge
- Kitchen/Breakfast Room
- Landing
- 2 Bedrooms
- Bathroom
- Garage

Ideally located for those wishing to be on hand to local facilities and amenities. Being just a short walk from the village square which affords a range of local shops and stores including Newsagents and Supermarket which incorporates a Post Office counter. There is a Church, pub, Restaurant, Library, Medical Centre, Dental Surgery and indoor heated Swimming Pool Complex.

The nearby seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course is close by as is the larger Port and Market town of Bideford.

SERVICES: All mains services. New gas fired central heating (EPC has not been adjusted). uPVC double glazed windows.

AGENTS NOTE: Energy Performance Certificate was done prior to the installation of the gas fired central heating system.

COUNCIL TAX BAND: B.

DIRECTIONS TO FIND: From Bideford proceed as to Northam but just prior to entering the village take the turning right as signposted to Appledore. Then take the second left into Lenards Road and immediately right into Burrough Road and the property will be found at the end on the right-hand side.

ACCOMMODATION (all measurements are approximate)

uPVC double glazed front door into:-

ENTRANCE HALLWAY: Spacious hallway, radiator, under stairs cupboard and stairs to first floor.

LOUNGE: 4.18m x 3.90m (13' 8" x 12' 9") Radiator and fitted carpet.

KITCHEN/BREAKFAST ROOM: 3.68m x 3.36m (12' x 11') Working surface incorporating single drainer stainless steel unit, new 4 ring electric ceramic hob with oven below. Cupboards and drawers with matching wall units. Brand new wall mounted Logic gas fired combi boiler, radiator and vinyl flooring.

STAIRS & LANDING: Radiator, hatch to loft and fitted carpet.

BEDROOM 1: 4.20m x 3.90m (13' 9" x 12' 9") Central heating radiator, electric panel heater and fitted carpet.

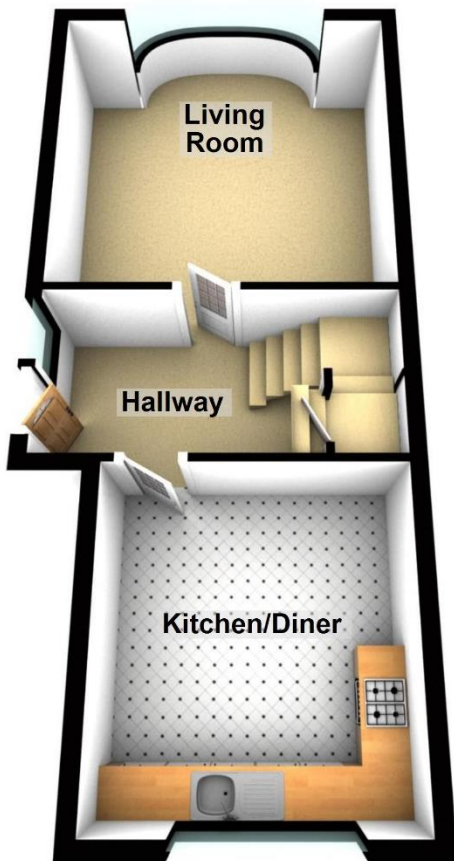
BATHROOM: White bathroom suite comprising bath with glass screen, electric shower above, tiled splash back, low level WC and a china pedestal wash basin. Extractor fan and vinyl flooring.

BEDROOM 2: 3.69m x 3.36m (12' 1" x 11') Central heating radiator, electric panel heater and fitted carpet.

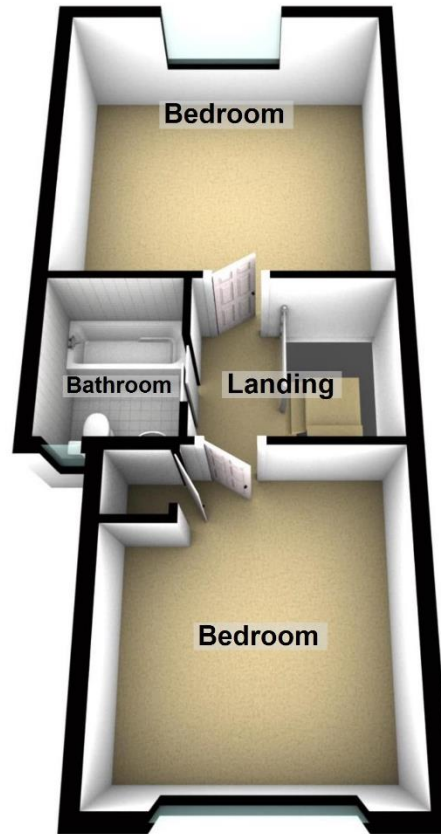
OUTSIDE: Parking area for a small vehicle, wooden bin store and GARAGE 4.89m x 2.34m (16' x 7' 8") with an up and over door.



Ground Floor



First Floor



FOR IDENTIFICATION ONLY – NOT TO SCALE

**YOU CAN CONTACT BRIGHTS AT
18 BRIDGELAND STREET, BIDEFORD,
NORTH DEVON. EX39 2QE**

Tel: 01237 473241

OUT OF HOURS:

01237 423462 OR 07716245883

Email: info@brightsofbideford.co.uk

www.brightsofbideford.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.