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53 BROADFIELD ROAD, BARNSTAPLE. EX32 9JN – GUIDE £205,000

Located within the popular location of Newport and being a level, short walk into the Barnstaple town centre. This three bed mid terrace property offers a superb kitchen/dining room opening onto the attractive west facing rear garden. The property has on street parking and is in good general condition throughout. No onward chain.



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Newport is a highly sought after location, boasting an OFSTED outstanding Primary School within walking distance. Within close proximity is also an excellent range of amenities which caters well for everyday needs, including local convenience store, Park School, Nursery, Medical Centre, Dentist and a Public House. Situated on the outskirts of Barnstaple Town Centre, the regional centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

DIRECTIONS: From Barnstaple Town Bus station proceed out of the town along Barbican Road. Upon reaching the roundabout adjacent to the Ford Garage, take the right hand turning onto Victoria Road. Take the second left hand turning onto Gloster Road following this road for a short distance and then turn left onto Broadfield Road. Continue along this road to where number 53 will be located on your right hand side with a number plate and For Sale sign clearly displayed.

SERVICES: All Mains services connected. Gas fired central heating and uPVC double glazed windows and doors.

TENURE: Freehold.

COUNCIL TAX: B.

ACCOMMODATION: (all measurements are approximate):-

UPVC double glazed door into:

ENTRANCE HALL: Radiator and fitted carpet. Stairs to the first floor.

LIVING ROOM: 4.20m x 3.53m Radiator and fitted carpet.

KITCHEN DINING ROOM: 5.49m x 3.34m MAX Working surface incorporating one and a half bowl single drainer stainless steel sink unit with tiled splashback. Cupboards and drawers with matching wall units. Space and plumbing for washing machine and cooker. Radiator and vinyl flooring. Cupboard housing the wall mounted gas fired Worcester boiler. UPVC double glazed doors into the rear garden.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet and hatch to the loft space.

BEDROOM ONE: 3.48m x 3.35m MAX Fitted sliding door wardrobes, radiator and fitted carpet.

BEDROOM TWO: 4.17m x 3.51m Radiator and fitted carpet.

SHOWER ROOM: Fully tiled corner shower cubicle, low level WC and wash basin with tiled splashback. Extractor fan and laminate flooring. Radiator.

BEDROOM THREE: 2.78m x 2.09m Fitted mirror fronted sliding door wardrobes, radiator and fitted carpet.

OUTSIDE: The property is accessed via a pedestrian gate with a low maintenance crazy paved frontage. The fully enclosed west facing **REAR GARDEN** is accessed via the French doors in the kitchen or a rear pedestrian gate, having crazy paved patio area, level lawn with mature shrubs and bushes. There is also a useful block built garden shed 3.46m x 1.99m with power and light.



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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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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