



**BRIGHTS**  
ESTATE AGENTS



**39 HANSON PARK, NORTHAM, BIDEFORD. EX39 3SB**  
**GUIDE £285,000**

Detached three bed house with conservatory addition, master bedroom plus en suite, a low maintenance rear garden and an attached single garage set within this popular location. No onward chain.



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Hanson Park is located on the fringe of Bideford Town just over half a mile from the shopping centre and quayside but actually within the village boundaries of Northam which is approx. 1 mile away. Being set between the two and on hand for the local amenities and wide choice of shops, schools and recreational facilities. The seaside resort of Westward Ho! with its long sandy beach and adjoining Championship Golf Course is just 2 miles distant and there is easy access to the North Devon Link Road allowing direct communication to North Devon's principal town of Barnstaple (10 miles) and the M5 Motorway connection north of Tiverton approx 45 miles.

**SERVICES:** All mains services. uPVC double glazed windows and gas fired central heating.

**COUNCIL TAX BAND:** D.

**TENURE:** Freehold

**DIRECTIONS TO FIND:** From Bideford Quay proceed north along the Kingsley Road as towards Northam. Just before reaching the Heywood Road roundabout at the end of the new Torridge Bridge turn right into Hanson Park. Continue into the estate, passing the play park take the next left hand turning and the property will be the second property on your left, just within the cul de sac with for sale board and house number displayed.

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

UPVC double glazed door into: **ENTRANCE HALL:** Built-in coat cupboard, stairs to the first floor, radiator and fitted carpet.

**CLOAKROOM:** Low-level WC and wash basin with tiled splashback. Radiator and fitted carpet.

**LIVING ROOM:** 5.50m x 3.52m into the bay window. Coal effect gas fire, radiator and fitted carpet. Open archway into:

**DINING ROOM:** 3.32m x 2.90m Radiator, fitted carpet with double glazed sliding door into:

**CONSERVATORY:** 3.39m x 2.32m Radiator and fitted carpet. UPVC double glazed doors into the rear garden.

**KITCHEN:** 3.88m x 2.89m max. Working surface incorporating one and a half bowl single drainer sink unit with up stands and tiled splashback. Fitted cooker with extractor fan above, cupboards and drawers with matching wall units. Built-in under stairs cupboard, radiator and fitted carpet.

**UTILITY:** 2.36m x 1.98m Working surface incorporating single drainer, stainless steel sink unit with tiled splashback, cupboard below with space for washing machine. Wall mounted gas fired boiler. Door into the rear garden and **GARAGE:** 5.48 x 2.48m having an up and over door, power and light with overhead storage.

**STAIRS AND FIRST FLOOR LANDING:** Hatch to loft space, built in airing cupboard housing the hot water tank and fitted carpet.

**BEDROOM ONE:** 3.63m x 2.96m Mirror fronted sliding door wardrobes, radiator and fitted carpet. **EN SUITE:** Low-level WC, wash basin with tiled splashback and a fully tiled shower cubicle. Wall mounted heater, extractor fan, radiator and fitted carpet.

**BEDROOM TWO:** 3.54m x 2.78m max. Mirror fronted sliding door wardrobes, radiator and fitted carpet. Alcove with fitted wash basin having tiled splashback and storage below.

**BATHROOM:** Bath with shower over and extensive tiled splashback, low-level WC and wash basin. Wall mounted heater, extractor fan, radiator and fitted carpet.

**BEDROOM THREE:** 3.09m x 2.29m Radiator and fitted carpet. Mirror fronted sliding door wardrobes.

**OUTSIDE:** To the front of the property is a driveway with parking for at least one car with an adjacent lawn area and attractive flowerbeds. Pedestrian gates either side of the property lead into the low maintenance **REAR GARDEN** having a large patio area being bordered by flowerbeds, fencing with a large greenhouse and an outside water tap. There is also a shed.



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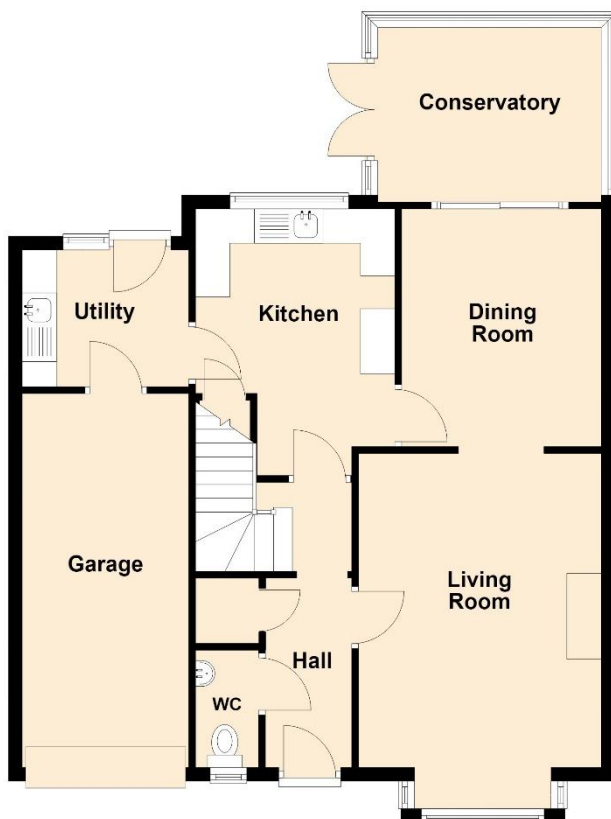


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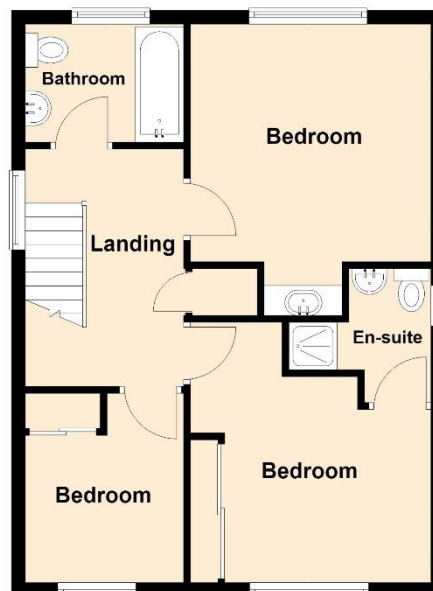
## Ground Floor

Approx. 76.8 sq. metres (826.2 sq. feet)



## First Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



Total area: approx. 124.7 sq. metres (1342.7 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             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982**

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