



12 CHAPEL PARK CLOSE, BIDEFORD. EX39 4FD
GUIDE £179,950

Mid terrace two bed modern house with a generous garden plus garage and parking. The property is in great condition being a perfect opportunity for any first time buyer or investor looking to buy a turnkey property.





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Situated within a popular development located on the outskirts of the eastern side of the Port and Market town of Bideford approximately 1 mile from the picturesque quayside and main shopping centre.

There is a local junior and infants school within half a mile and a Tesco's Supermarket close to hand. Regular bus services are available in the locality.

SERVICES: All mains services. Gas fired central heating.

COUNCIL TAX BAND: B.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford Quay proceed across the old bridge turning left at the end into Barnstaple Street (A386). Continue along this road until passing Tamar Trading at which point turn right into Manteo Way. Take the first right into Fillablack Road and bear left following the road all the way to the bottom where the property will be found directly in front of you with number displayed and parking opposite.

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

UPVC double glazed door into:

ENTRANCE HALL: Radiator and laminate flooring. Large under stairs storage cupboard.

CLOAKROOM: Low-level dual flush WC, wash basin with tiled splashback and radiator. Laminate flooring.

KITCHEN: 2.85m x 2.18m One and a half bowl single drainer stainless steel sink unit, four ring electric hob with oven below and extractor fan above. Cupboards and drawers with matching wall units. Wall mounted gas fired boiler. Laminate flooring.

LIVING ROOM: 4.49m x 3.48m Radiator and laminate flooring. UPVC double glazed doors into the rear garden and stairs to the first floor.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet.

BEDROOM ONE: 3.47m x 3.42m Radiator and laminate flooring. **ENSUITE:** Shower cubicle, wash basin with tiled splash back and low-level dual flush WC. Vinyl flooring, radiator and extractor fan.

BEDROOM TWO: 3.59m x 2.47m Radiator and laminate flooring.

BATHROOM: Bath with tiled splashback, wash basin and low-level dual flush WC. Vinyl flooring, radiator and extractor fan.

OUTSIDE: There is an attractive lawn **REAR GARDEN** with small patio and pathway leading to a rear access gate plus an outdoor shed. There is also a single **GARAGE** 4.91m x 2.50m with an up and over door and a parking space in front.



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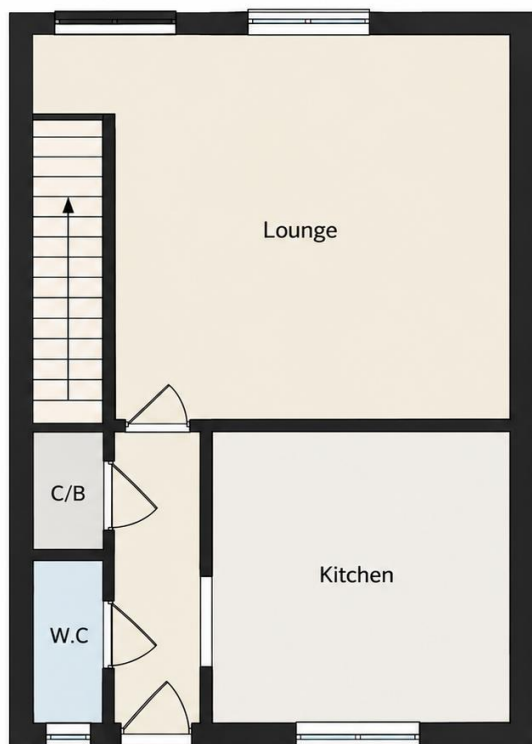


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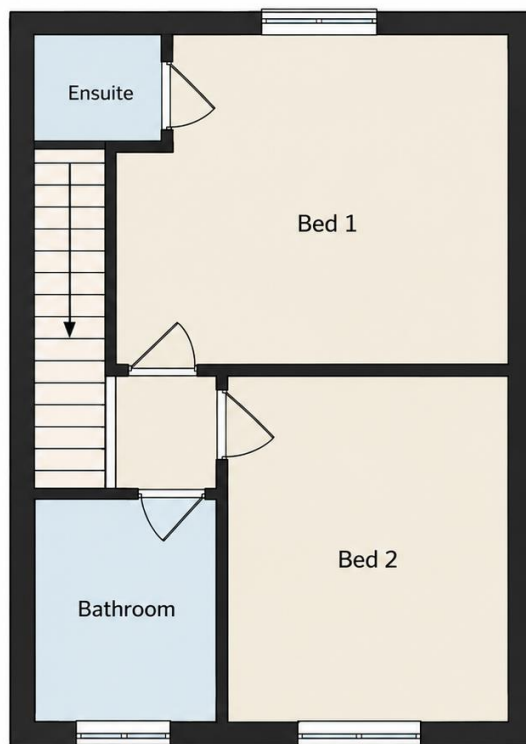


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Ground Floor



First Floor

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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		76 C	91 B



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

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