



30 Moreton Avenue
Bideford, Devon EX39 3AY

Price Guide: £260,000

HARDING & CO
ESTATE AGENTS & VALUERS

A well-presented 2-bedroom link detached bungalow with large driveway and garage set in an elevated position within a sought-after cul-de-sac.

Internally, the accommodation briefly comprises a welcoming porch, a generous living room with large window and lovely outlook, two good size bedrooms with wardrobes, a fully tiled bathroom and well-equipped kitchen with additional dining/breakfast area which could also be used as a utility.

To the rear of the property, a south facing, elevated decked garden offering a low maintenance, private outside space along with side access to the garage/workshop.

The property is being sold with no on-going chain.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



OUTSIDE

The large front garden is lawned with a path leading to the front door. There is also a larger than average driveway leading towards the property's single car garage. The south facing rear garden is an elevated garden laid with decking. There is a useful covered veranda over a path towards the side access to the garage.

GARAGE

Single car garage, with a workshop at the rear along with a WC. Electric remote controlled up & over garage door.

SERVICES

All main services connected. Gas fired central heating. uPVC double glazed windows. New Boiler installed within the last 12 months.

COUNCIL TAX BAND: C

ENERGY PERFORMANCE RATING: tbc

DIRECTIONS:

From Bideford Quay proceed up the High Street to the top. Go left and then first right into Abbotsham Road. Proceed through traffic lights and go past Bideford College on your left. Take the next left into Moreton Park Road. Follow this road and take the left hand turn by the green into Moreton Avenue. Bear left and you will see number 30 on the right-hand side.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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