

1 Brennacott Place  
Bideford, Devon, EX39 3EY

Price Guide: £179,950

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A cosy two-bedroom end terrace home which benefits from convenient off-road parking for one vehicle, a south facing, private & low maintenance garden to the rear of the property plus also benefits from some extra patio at the side. The house briefly comprises a downstairs cloakroom, well equipped kitchen, spacious lounge, two good size bedrooms, and a bathroom and a recently installed new boiler.

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:**

Outside the property is a low maintenance private garden, with access to the front of the property from the side. The garden is accessible through the double doors from the lounge. To the front of the property is a path to the front door from the off-road parking.

**Services:** All main services connected. Gas fired central heating. Updated uPVC double glazing. A new combi boiler.

**Tenure:** Freehold

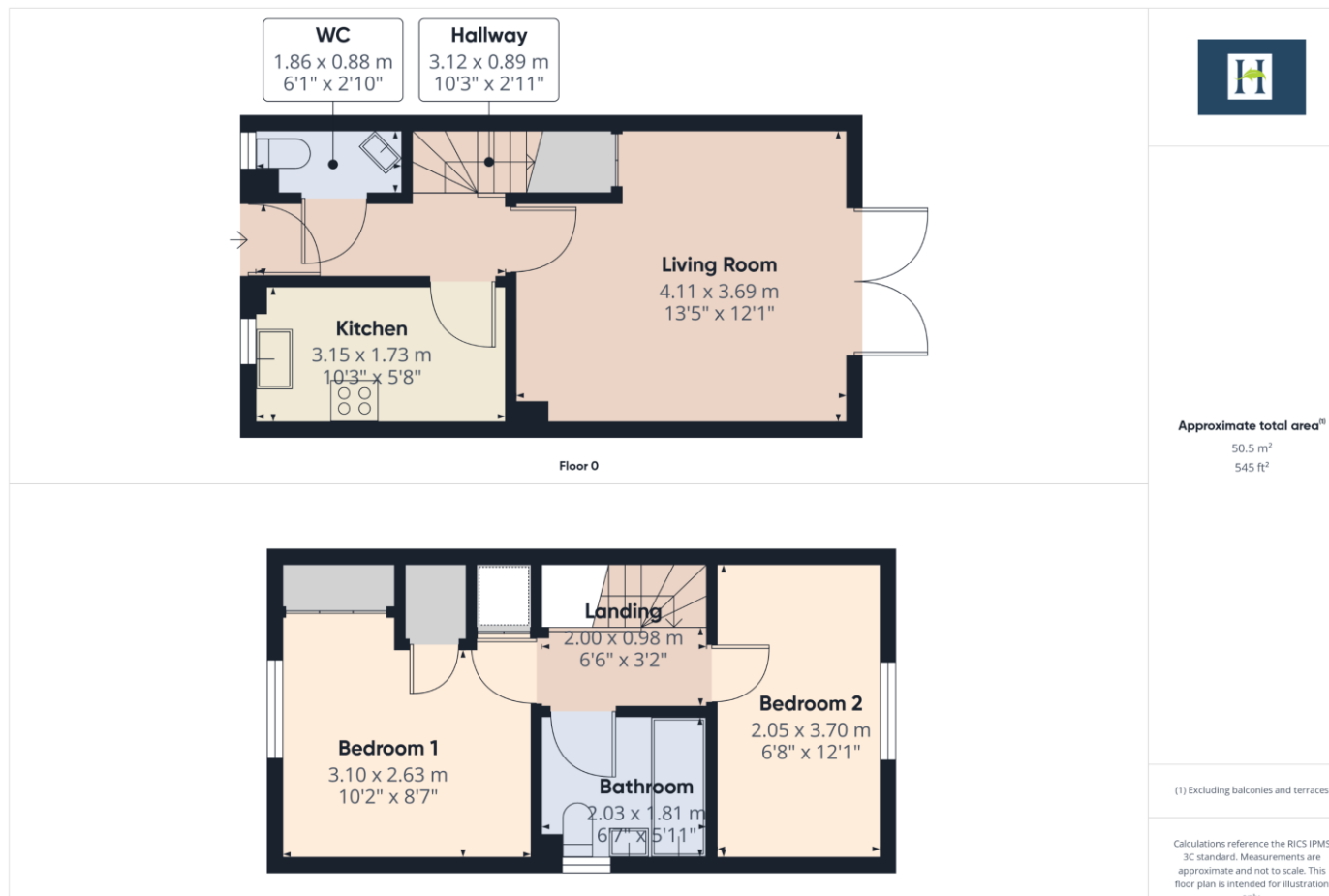
**Energy Performance Certificate:** C

**Council Tax Banding:** A

### **Directions:**

From Bideford Quay proceed up the main high street turning left at the very top. Continue through the Old Town, passing the Fire Station on your left hand side. At the pedestrian crossing, continue straight across onto Clovelly Road. Follow this road for approximately 0.5 miles passing Blights Motors on your right. Take the next hand turning onto Moreton Park Road and take the second left into Brennacott Place. No.1 is located 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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