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Changing Lifestyles

134 Moreton Park Road
Bideford
Devon
EX39 3HB

Offers In Excess Of £200,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

134 Moreton Park Road, Bideford, Devon, EX39 3HB



A WELL-PRESENTED HOME WITH PARKING, GARAGE & A NEW ROOF

- 3 Bedrooms
- Light & airy Living Room
- Kitchen / Diner with direct access to the enclosed rear garden
- Recently redecorated throughout with a modern finish
- Off-road parking & Garage with newly fitted roof
- No onward chain
- Ideal first time buy or investment opportunity



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Situated within the well-established residential area of Moreton Park Road, conveniently placed for Bideford Town Centre, the local comprehensive school and the Affinity Shopping Outlet, this is an excellent opportunity to acquire a very well-presented 3 Bedroom home offering broad appeal to a range of purchasers. The property enjoys the notable benefits of off-road parking, a garage with a newly fitted roof, while a pleasant front garden helps to set the house back nicely from the road and creates an attractive first impression.

Stepping inside, the accommodation has been recently redecorated throughout and presents in a fresh, modern and highly appealing style.

The Living room is a light and airy space, enhanced by a lovely shelved display recess which adds both character and practicality.

To the rear of the property, the Kitchen / Diner provides a sociable and functional hub of the home, with ample space for a dining table and a range of eye and base level units with matching drawers. There is a built-in oven, built-in hob with extractor over, as well as space and plumbing for a washing machine and room for a fridge / freezer. A door leads directly out to the rear garden which is fully enclosed and features a patio area immediately off the kitchen, offering an ideal spot for outside seating or dining. It is also considered there may be scope to add a conservatory here, subject to any necessary consents, should a buyer wish to further extend the living space.

On the first floor, the property continues to impress, with the first and second Bedrooms both being comfortable doubles, again, presented in a modern neutral style. The third Bedroom is a smaller room but still highly useful, whether as a child's bedroom, nursery or home office.

The Bathroom is fitted with a modern suite comprising bath, wash hand basin and WC.

Altogether, this charming home would make an ideal first time purchase, suit couples or families, and would also lend itself well to a buy-to-let investment, having previously been used in this way. Available for sale with the distinct advantage of no onward chain, and offered at a competitive price point, this is a property for which an early viewing is strongly recommended.

Council Tax Band

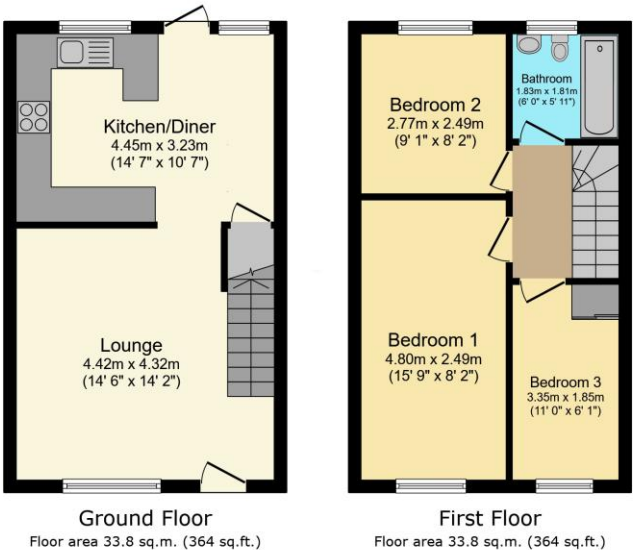
B - Torridge District Council



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.ie](#)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed up the main High Street turning left at the top and taking the first right hand turning onto Abbotsham Road. Passing the College on your left hand side, take the next left hand turning onto Moreton Park Road. Continue on this road to where number 134 will be situated on your right hand side clearly displaying a numberplate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 – £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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