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Changing Lifestyles

20 Chapel Park Close
Bideford
Devon
EX39 4FD

Asking Price: £350,000 Freehold



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01237 479 999
bideford@boproperty.com

20 Chapel Park Close, Bideford, Devon, EX39 4FD

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- A SPACIOUS DETACHED HOUSE
 - 4 Bedrooms (1 En-suite)
- Open-plan Kitchen / Diner providing a real 'wow' factor
 - Dual aspect Lounge
- Fantastic Conservatory providing a seamless link between the house & the attractive, low-maintenance rear garden
 - UPVC double glazing & gas fired central heating
 - Garage with parking
 - Styled & presented to a high standard



East-The-Water is a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. It operates fairly independently as it has its own shops, community hall and a well-regarded primary school. East-The-Water was once the mining heart of North Devon, with the unique form of coal, Bideford Black, sourced from the area all the way to the sea. Chudleigh Fort and park is close by and commands great views of Bideford and the old bridge. When you need to be practical, one of the towns largest supermarkets is also very close by on foot.

In the wider area, Bideford boasts a host of pubs, restaurants, a weekly cinema and various sporting clubs to join/follow. It has many open spaces to explore as well as pleasant river walks along the River Torridge or by the working Quay.



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Styled and presented to a high standard throughout, this spacious 4 Bedroom detached house will impress potential buyers in many ways.

The open-plan Kitchen / Diner provides a real 'wow' factor offering plenty of space for cooking and dining and featuring a range of quality built-in appliances. An extensive dual aspect Lounge provides a further comfortable and impressive living space which, in turn, opens to a fantastic Conservatory that could be used for a variety of purposes. The Conservatory provides a seamless link between the house and the attractive, low-maintenance rear garden via its bi-fold doors.

Upstairs, 4 double Bedrooms (Main En-suite) provide plenty of space for families or for couples with interests and hobbies. Further benefits include UPVC double glazing throughout, quick and effective gas fired central heating and a Garage with parking to the rear.

Properties of this size and quality rarely appear in this price range so it is advisable to get in early to avoid missing your opportunity to purchase.

Entrance Hall

Part glazed opaque door off. Carpeted stairs rising to First Floor. Useful understairs storage cupboard. Attractive laminate flooring, coved ceiling.

Cloakroom

Close couple dual flush WC and pedestal hand wash basin with tiled splashback. Radiator, coved ceiling, tile effect vinyl floor covering, extractor fan.

Lounge - 11'5" x 21'2" (3.48m x 6.45m)

A well-presented and spacious dual aspect Lounge with UPVC double glazed windows to the front of the room and UPVC double glazed French doors opening to the Conservatory. Pebble effect electric fire in marble surround and hearth. 2 radiators, coved ceiling, fitted carpet, TV point, telephone points.

Conservatory - 13'1" x 10'4" (4m x 3.15m)

A new and magnificent addition to the house providing a great dining space or, perhaps, a reading room. UPVC double glazed windows and bi-fold doors to the garden.

Kitchen / Dining Room - 21'5" x 8'8" (6.53m x 2.64m)

This fantastic open-plan Kitchen / Diner was remodelled from the existing Kitchen and Dining Room and installed in the Summer of 2017. It comprises of high quality painted wood eye and base level cabinets with matching drawers and granite worktops. There are a range of high spec integrated AEG appliances included in the sale which include a combination microwave, a pyrolytic self-cleaning oven, an induction hob with extractor hood over, a dishwasher and an under-counter fridge. The quality of the installation and units needs to be seen and felt to fully appreciate what is on offer. There are UPVC double glazed windows to both the front and rear of the room. Wood laminate flooring throughout. Ample space for a large dining table to really make this room a comfortable living space. The Kitchen opens through to the Utility Room.

Utility Room

Fitted with matching painted wood units with granite worktops. Space and plumbing for washing machine. Wall mounted gas boiler controlled with a Hive digital control panel. Extractor fan, radiator, wood laminate flooring. Part glazed door to the rear garden.

First Floor Landing

Built-in airing cupboard housing hot water Megaflo pressurised system - this provides a constant hot flow of water to all relevant rooms in the property. Hatch access to loft space. Fitted carpet, coved ceiling.

Bedroom 1 - 12'1" x 11'8" (3.68m x 3.56m)

A spacious Master Bedroom with UPVC double glazed window overlooking the rear garden. Triple built-in wardrobes with hanging rail and shelving. Fitted carpet, radiator, TV point, telephone point, coved ceiling. Door to En-suite.

En-suite Shower Room

A fitted Shower Room with cabinet mounted wash hand basin, close couple dual flush WC and shower cubicle with fitted shower. Heated towel rail, coved ceiling, electric shaver point, extractor fan. UPVC double glazed obscure window.

Bedroom 2 - 8'11" x 12'2" (2.72m x 3.7m)

Built-in large wardrobe with hanging rail and shelving.

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Fitted carpet, radiator, TV point, telephone point, coved ceiling. UPVC double glazed window overlooking the rear garden.

Bedroom 3 - 8'11" x 9'3" (2.72m x 2.82m)

Fitted carpet, radiator, TV point, coved ceiling. UPVC double glazed window to the front of the property.

Bedroom 4 - 8'11" x 8'9" (2.72m x 2.67m)

Built-in wardrobe with hanging rail and shelving. Fitted carpet, radiator, coved ceiling. UPVC double glazed window overlooking the front of the property.

Family Bathroom

White 3-piece suite comprising pedestal wash hand basin with tiled splashbacking, close couple dual flush WC and enclosed panelled bath with gripper rails and mains shower over with full wall tiling to area. Tile effect vinyl floor covering, radiator, shaver point, extractor fan. UPVC double glazed obscure window to front elevation.

Outside

To the front of the property is an expanse of low-maintenance gravel with complementing shrubs and a paved path leading to the front door which has a courtesy light.

To the rear of the property is a completely enclosed garden which has been landscaped and much improved over the years. It comprises mainly of low-maintenance slate chippings with a central pathway giving access to a gate providing pedestrian access to the rear of the property. There is a decked area immediately off the Conservatory which provides a lovely place to sit out and dine.

Garage - 16'6" x 8'4" (5.03m x 2.54m)

Situated to the rear of the property. With up and over door. It is a spacious Garage and has overhead eaves storage.

There is space to park in front of the Garage.

There is informal on-street parking available directly to the front / side of the property which is currently utilised by the owners for their convenience.

Agents Note

- The vendors advise that they have joint responsibility along with the other garage owners to maintain the tarmac courtyard to rear of house.

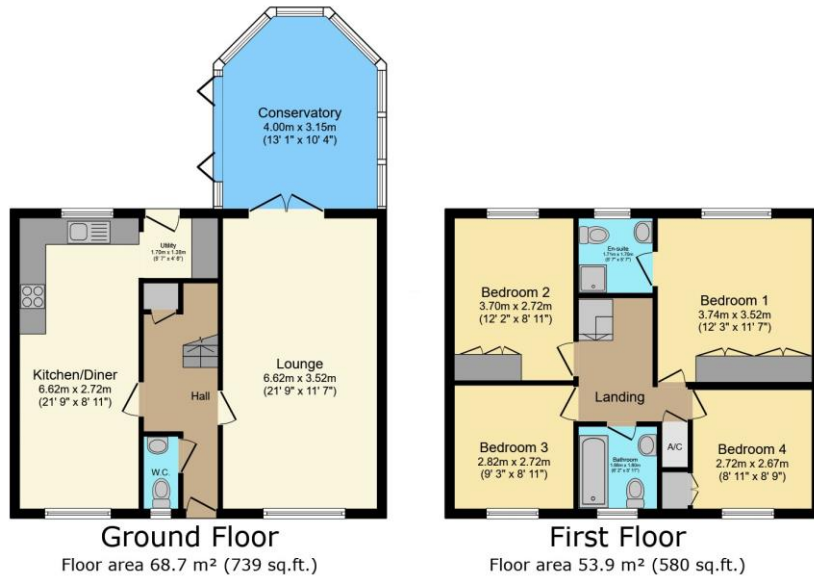
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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



TOTAL: 122.6 m² (1,319 sq.ft.)

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 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.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed over the Old Bideford Bridge and take the left hand turning signposted Barnstaple. Take the second right hand turning onto Manteo Way. Take the first right hand turning and follow this road as it bears to your left and then to your right into Chapel Park Close. Bear right again to where number 20 will be found 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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