



33 Culm Close, Bideford Asking Price Of £185,000

 2 Bedrooms

 1 Bathroom

 EPC C

- Well Presented Throughout
- Ideal First Home
- Viewing Recommended
- Allocated Parking
- Sound Buy to Let
- Popular Residential Location
- Close To Facilities
- Modern Home

T: 01237 459 998
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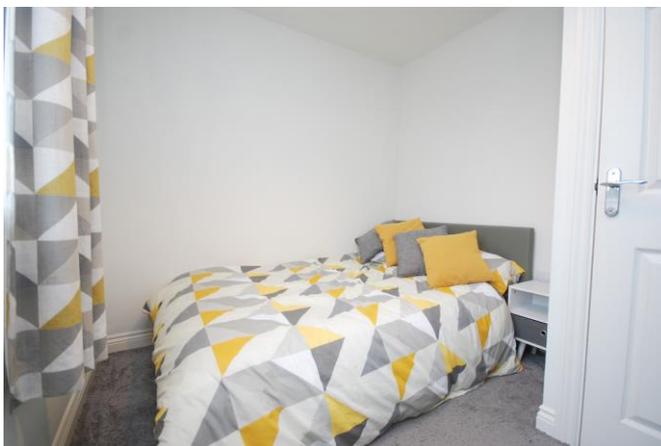
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33 Culm Close,

EX39 4AX

Morris and Bott are delighted to offer this well presented, modern 2 bedroom end terrace home, which is located within a popular residential location. Briefly comprising, to the ground floor, an entrance hall, cloakroom, comfortable lounge and kitchen whilst the first floor provides 2 bedrooms, and family bathroom. To the rear of the property is a tiered garden and the front of the property benefits from an allocated parking space.



GROUND FLOOR

ENTRANCE HALL Welcomes you into the home.

KITCHEN 9' 4" x 7' 8" (2.86m x 2.34 min 1.59)

Fitted with matching gloss hand and eye level units, with integrated appliances including oven, gas hob with extractor over and under counter plumbing for both a washing machine and a tumble dryer.

LOUNGE 11' 0" x 12' 0" (3.37m x 3.66m)

A comfortable lounge found at the back of the property with double doors opening out to the garden, also benefitting from an under stairs storage cupboard.

FIRST FLOOR

BEDROOM TWO 12' 0" x 11' 11" (3.66m x 3.65 min 1.59)

A good sized bedroom overlooking the rear of the property.

BEDROOM ONE 11' 10" x 8' 11" (3.63m x 2.72m)

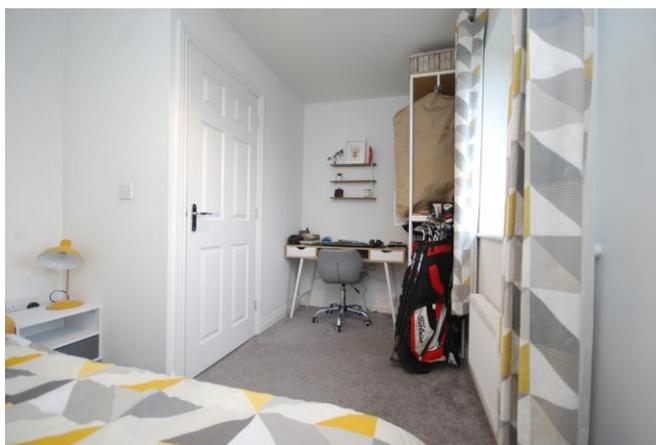
A double bedroom with handy built in wardrobes.

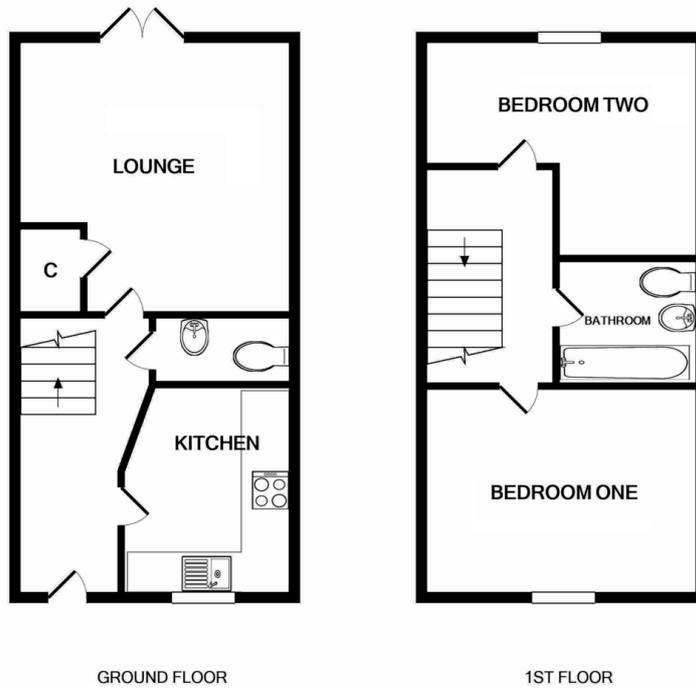
BATHROOM 6' 8" x 5' 7" (2.04m x 1.71m)

Comprising of a bath with shower over, low level WC and wash hand basin.

OUTSIDE The front of the property offers an allocated parking space and steps then lead up to the front door. To the rear of the property is a low maintenance tiered garden, the top tier laid with astro turf for easy up keep and the bottom tier is a smaller patio area.

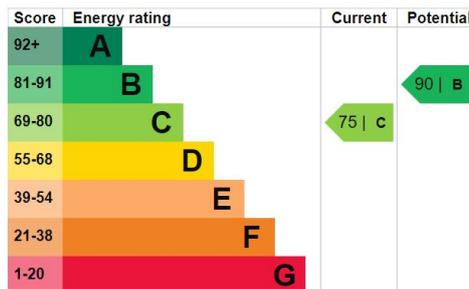
VIEWINGS By prior arrangement only via the sole selling agents Morris and Bott 01237 459 998.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy performance certificate (EPC)



Tenure: Freehold.

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: B.

Services: All Mains Services Connected.

Directions

From Bideford Quay, proceed across the long bridge and at the mini roundabout take the first exit onto Barnstaple Street. Continue along this road past Cornwall Farmers on the right and take the next turning on the right into Manteo Way. Continue up this road taking the first turning on your right hand side onto Biddiblack Way. Follow the road onto Fillablack Way then turn left onto Culm Close. Continue along Culm Close taking the road off on the right hand side and number 33 can be found on your right hand side, with the parking space clearly marked.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morisandbott.co.uk, as and when they are made available by the property owner.

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