

## 21 Chapel Park Close, Bideford

Asking Price of £225,000

 4 Bedrooms

 2 Bathrooms

 EPC C

- Spacious Accommodation
- Kitchen & Utility Room
- Family Bathroom
- Dual Aspect Lounge
- Ground Floor Cloakroom
- Single Garage
- Dining Room
- En-Suite Shower
- Viewing Recommended

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## 21 Chapel Park Close,

Bideford EX39 4FD

We are delighted to offer this spacious and well-planned 4 bedroom family home which is located within a popular residential location. Briefly comprising, to the ground floor, an entrance hall, cloakroom, 2 reception rooms, kitchen and utility room whilst the first floor provides 4 bedrooms, an en-suite shower room and family bathroom. Outside the property provides a manageable garden which is laid to patio on two tiers. There is rear access to the single garage which is well-equipped with light & power connected. With the advantage of solar panels, the property offers modern and easy to run accommodation and we recommend a full viewing at the earliest opportunity.





**Entrance Hall** Welcomes you into the home with stairs to first floor and understairs cupboard.

**Cloakroom** With W.C and wash basin.

**Lounge 6.46m x 3.49m (21'2" x 11'5")**

A spacious dual aspect room with double doors to the rear garden.

**Kitchen 3.50m x 2.65m (11'5" x 8'8")**

Well-fitted with a range of work surfaces comprising a 1 1/2 bowl sink and drainer unit with drawers and cupboards and space for washing machine and dishwasher below. Further surfaces with a built in oven and hob with drawers and cupboards below, extractor hood and wall cupboards over. Further surfaces with drawers and cupboards below and wall cupboards over, space for fridge/freezer.

**Utility Room 1.94m x 1.52m (6'4" x 4'11")**

Fitted with work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards and space for tumble drier.

**Dining Room** A second reception room found at the front of the property.

**First Floor** Landing with airing cupboard.

**Bedroom 1 3.68m x 3.50m (12'0" x 11'5")**

A good sized double room overlooking the rear garden and with built in wardrobes.

**En-suite 1.95m x 1.5m (6'4" x 4'11")**

Well-fitted with a shower cubicle, W.C and wash basin.

**Bedroom 2 3.70m x 2.71m (12'1" x 8'10")**

A good double room found at the rear of the property.

**Bedroom 3 2.71m x 2.68m (8'10" x 8'9")**

A large single room found at the front of the property.

**Bedroom 4 3.48m x 2.73m (11'5" x 8'11")**

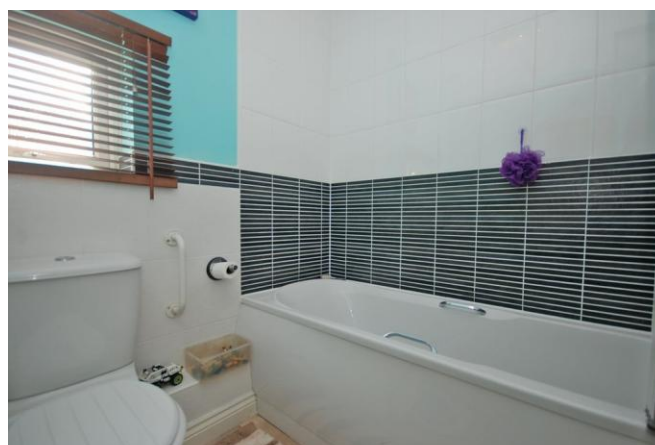
A smaller single room found at the front.

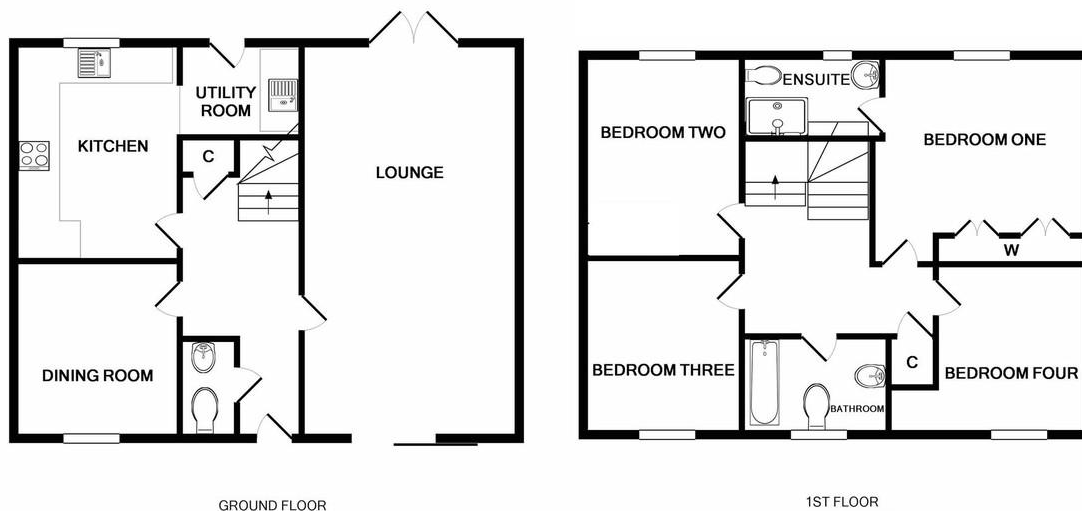
**Bathroom 2.19m x 1.69m (7'2" x 5'6")**

Fitted with a white suite comprising a bath with shower attachment over, low-level W.C and wash basin.

**Outside** The property is approached from Chapel Park Close by a pedestrian path whilst the rear garden is a good size and comprises two tiers laid to patio. There is rear access (formally providing off-road parking) to a single garage which is well-equipped with light and power connected.

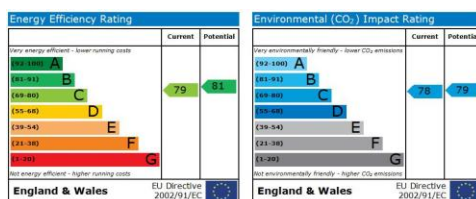
**Agents Note** The property has been fitted with Solar Panels which are leased with approximately 20 years remaining. The provide the property with reduced energy bills. From our understanding the terms of the lease do not affect the ability to borrow money against the property. For more details, please contact the agents.





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 Council: Torridge District Council.  
Council Tax: Band B.  
Services: All Mains Services Connected.

### Directions

From Bideford Quay, proceed South towards the Old Bridge. At the roundabout turn left and proceed across the bridge and at the next roundabout, turn left. Follow to road a short distance taking the second turning right into Manteo Way. Proceed up the hill and take the first right into Fillablack Road. Bear Left and then right into Chapel Park Close where the property will be found on the right hand side.

**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 [morrisandbott.co.uk](http://morrisandbott.co.uk), as and when they are made available by the property owner.

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