



## 17 Chapel Park Close, Bideford

**£240,000**

 **4 Bedrooms**

 **2 Bathrooms**

 **EPC 79**

- Superb Family Home
- Open-Plan Kitchen/Breakfast Room
- Ground Floor Cloak & Utility Room
- Spacious Accommodation
- Master Bed with En-suite
- Easy Garden
- Dual Aspect Lounge/Diner
- Well-fitted Bathroom
- Off-Road Parking & Garage

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# 17 Chapel Park Close,

Bideford EX39 4FD

We are delighted to offer this spacious and well-planned family home located within this popular residential location and enjoying a distant view of Torridge Bridge. Boasting dual aspect accommodation to the ground floor along with 4 bedrooms, a well-fitted bathroom and separate en-suite to the first floor, the property also provides a delightful rear garden, off-road parking and a single garage and will appeal to those seeking a home for the growing family, property to downsize or a sound buy to let investment.

The property occupies a convenient position on the edge of town towards the bottom of a quiet cul-de-sac. Bideford with its popular traditional pannier market and an array of pubs, shops, banks, post office, restaurants and a regular farmers market. The quaint fishing village of Appledore, with its maze of cobbled streets and picture postcard cottages is within just a 10 minute drive. Westward Ho! with its 2 miles of golden sandy blue flagged beach is just a 3 mile drive and is a favourite with surfers, families and bathers alike. Barnstaple, the regional centre, is approximately 10 miles distant and from here there is a convenient route to the M5 motorway via the North Devon Link Road and a rail link to Exeter in the South.





## GROUND FLOOR

### ENTRANCE HALL

Welcomes you into the home with stairs to the first floor.

### CLOAKROOM

Fitted with a white suite comprising a low-level W.C and wash hand basin.

### LOUNGE/DINER 21' 2" x 11' 6" (6.45m x 3.51m)

A superb dual aspect reception room with double doors to the garden.

### KITCHEN/BREAKFAST ROOM 21' 2" x 8' 8" (6.45m x 2.64m)

Being open-plan and well-fitted with a range of work surfaces comprising a sink and drainer unit with drawers and cupboards below and matching wall cupboards over, built-in oven and hob with extractor over, space and plumbing for a dishwasher.

### UTILITY ROOM

Fitted with work surfaces with space and plumbing for a washing machine and tumble dryer below and wall cupboards over, door to outside.

## FIRST FLOOR

### BEDROOM 1 12' 0" x 11' 8" (3.66m x 3.56m)

A spacious double bedroom found at the rear of the property with built-in wardrobes.

### ENSUITE

Well-fitted with a white suite comprising a shower, low-level W.C and wash hand basin.

### BEDROOM 2 12' 2" x 8' 10" (3.71m x 2.69m)

A good sized double bedroom found at the rear of the property.

### BEDROOM 3 8' 10" x 8' 9" (2.69m x 2.67m)

Currently arranged as a study this large single bedroom is found at the front of the property.

### BEDROOM 4 8' 11" x 8' 5" (2.72m x 2.57m)

A smaller double bedroom or large single found at the front of the property with a useful built-in wardrobe.

### BATHROOM

Well-fitted with a white suite comprising a panelled bath with shower over, low-level W.C and wash hand basin.

### OUTSIDE

The property is approached via a tarmac driveway leading a single garage with up and over door. There is access to the side of the property leading to the rear garden which is landscaped on two levels, immediately laid to patio with decking and a small lawn with flower beds and borders on the top tier.

### GARAGE 16' 1" x 8' 2" (4.9m x 2.49m)

Located underneath a neighbouring coach house with up and over door.

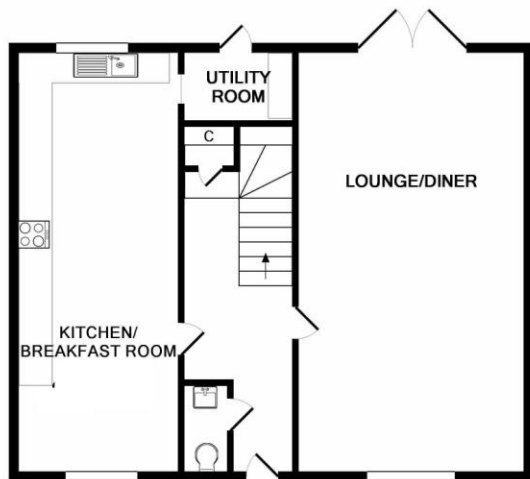
### AGENTS NOTE

A peppercorn rent is payable to the owner of the coach house along with a 10% contribution for buildings insurance.

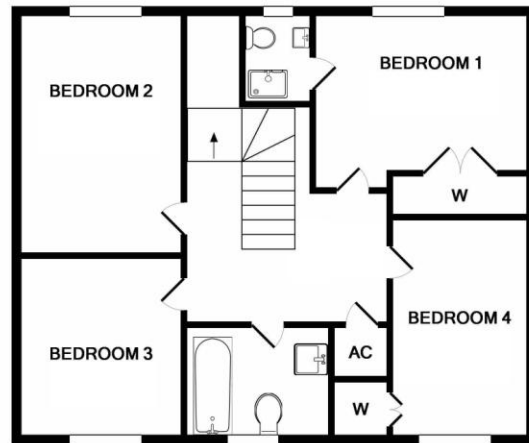
### VIEWING

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.





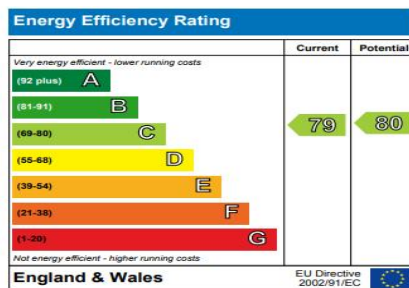
GROUND FLOOR



1ST FLOOR

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)



SERVICES – All mains connected.

TENURE – Freehold. (Garage under neighbouring Coach House).

COUNCIL TAX – C

LOCAL AUTHORITY – Torridge District Council.

### 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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