



**164 Moreton Park Road, Bideford**

**Fixed Price £209,950**

 **3 Bedrooms**

 **1 Bathroom**

 **EPC C**

- Modern Semi-Detached Home
- Planning Permission to Extend
- Open-Plan Living Accommodation
- Conservatory
- 3 Good Sized Bedrooms
- Spacious 4 Piece Bathroom
- Generous Off-Road Parking
- Large Garage & Utility
- Delightful Rear Garden
- Viewing Highly Recommended

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# 164 Moreton Park Road,

Bideford EX39 3HB

We are delighted to offer this extended 3 bedroom semi-detached residence, with the benefit of on-going planning permission to increase the existing accommodation further to create a spacious and well-planned family home. Occupying an elevated position on the ever-popular Moreton Park development, the property boasts generous off-road parking, a large garage and a delightful West-facing garden which takes full advantage of the afternoon and evening sun and is considered ideal for those seeking their first home, a property to downsize or a sound buy to let investment.

The property occupies an elevated position within the popular Moreton Park development which is a convenient location providing easy access to town and the A39. Bideford itself provides a 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 whilst Westward Ho!, with its 2 miles of golden sandy blue flagged beach is also close to hand 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 which connects to London.





### ENTRANCE HALL

This inviting space welcomes you into the property and provides stair to the first floor and useful understairs storage.

### LOUNGE/DINER 20' 9" x 9' 8" (6.35m x 2.97m max)

This open-plan room boasts a dual aspect with an open view to the front and double doors to the conservatory at the rear.

### KITCHEN 9' 3" x 6' 4" (2.84m x 1.95m)

Fitted with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in oven and hob, space for fridge/freezer, space and plumbing for dishwasher.

### CONSERVATORY 16' 6" x 8' 7" (5.03m x 2.62m)

This adaptable space is found at the rear of the property making for an excellent additional reception area or child's play room enjoying an outlook over the rear garden.

### FIRST FLOOR

Landing with useful linen cupboard.

### BEDROOM ONE 16' 0" x 11' 3" (4.88m x 3.43m narr. to 2.52)

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

### BEDROOM TWO 10' 1" x 8' 6" (3.08m x 2.60m)

A comfortable bedroom found at the rear of the property.

### BEDROOM THREE 13' 8" x 7' 5" (4.17m x 2.28m)

A good sized bedroom enjoying an outlook to the front of the property.

### BATHROOM

This spacious 4 piece bathroom has been recently fitted and boasts a large walk-in shower, panelled bath with central mixer taps, low-level W.C and wash hand basin.

### OUTSIDE

The property is approached by a generous driveway leading to a large garage with up and over door whilst to the rear is a delightful, West-facing garden which has been landscaped immediately to decking which leads to a two-tiered lawn with flower beds and borders.

### GARAGE/UTILITY 19' 1" x 7' 5" (5.83m max x 2.28m)

With up and over door, light and power connected, utility area with space and plumbing for washing machine and tumble dryer, personal door to the rear.

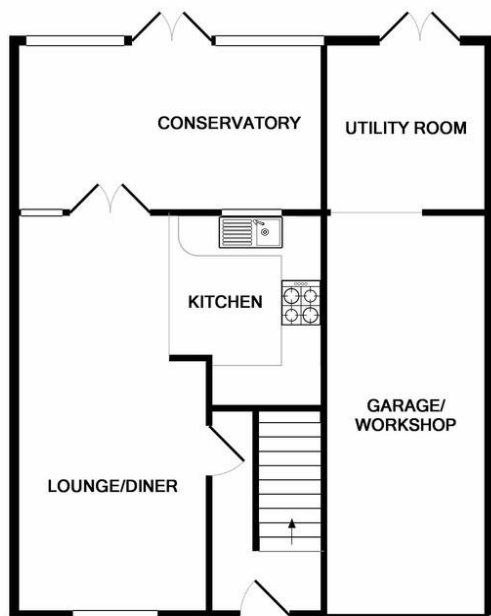
### PLANNING PERMISSION (1/1098/2016/FUL)

Planning Permission (Application number: 1/1098/2016/FUL) was granted 19th January 2017 for the erection of extensions and demolition of existing conservatory. The current owners have since extended over the garage to create the third bedroom and the property is sold with the benefit of planning permission to extend the ground floor further until permission lapses. Buyers are advised to seek independent guidance should they wish to extend or amend the current details.

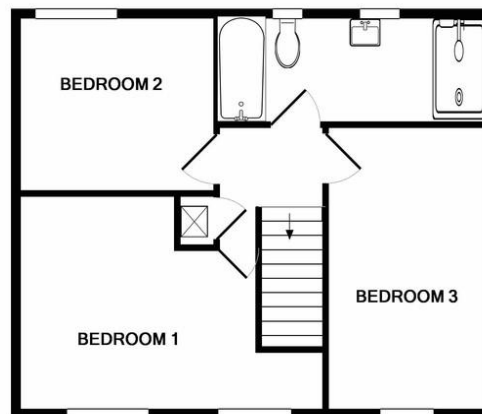
### VIEWING

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





GROUND FLOOR

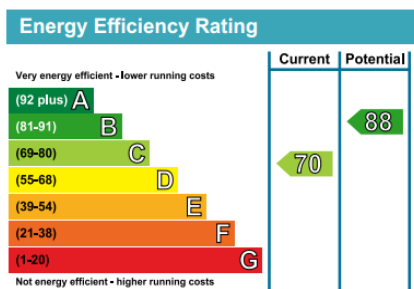


1ST FLOOR

164, MORETON PARK ROAD, BIDEFORD, EX39 3HB

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

**COUNCIL TAX BAND** – B

**LOCAL AUTHORITY** – Torridge District Council

## DIRECTIONS

From Bideford proceed up the High Street to the top of the hill. Turn left at the junction and take the next right into Abbotsham Road. Follow this road passing the college on your left hand side and take the next left into Moreton Park Road. Follow this road without deviation, passing Moreton Stores on your left, and continue as the road bears left and up the hill. The property will be found towards the top of the hill 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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26  
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