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33 SENTRY CORNER, BIDEFORD. EX39 4BP - GUIDE £175,000

An immaculate and tastefully decorated mid terrace two bed property, offering off road parking for one car and a superb rear garden. There is a modern kitchen, fitted log burner and a conservatory/garden room extension. Located near the top of the eastern side of Bideford.





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Situated towards the top of the eastern side of the Port and Market town of Bideford within close proximity of the local Junior/Infants School, handy for the Polyfield play area and community centre and less than one mile from the towns picturesque quayside and shops to which there are regular bus services. There is also a local sub Post Office/General Stores/Newsagents within Barton Tors.

SERVICES: All mains services. Gas fired central heating which is served via a combination gas boiler.

COUNCIL TAX: Band A. **TENURE:** Freehold.

DIRECTIONS: From Bideford Quay proceed across the old bridge continuing through the mini roundabout at the end, past the Royal Hotel and thereafter for approx. half mile to the top of Torrington Lane. Upon reaching the mini roundabout take the right hand exit, after the zebra crossing take the right hand turning into Sentry Corner where number 33 will be seen on the right hand side with number and For Sale notice displayed.

The accommodation is at present arranged to provide (measurements are approximate):-

UPVC double glazed composite front door into: **ENTRANCE HALL:** Good sized coat and footwear storage cupboard with space for tumble dryer. Stairs to the first floor.

KITCHEN: 5.21m x 3.59m Working surface incorporating one and a half bowl ceramic sink unit, four ring gas hob with extractor above and glass splashback. Fitted upstands. Fully equipped kitchen with integrated oven, microwave, fridge freezer, dishwasher and washing machine. Cupboards and drawers with matching wall units, under stairs cupboard, radiator and fitted vinyl flooring.

LIVING ROOM: 4.52m x 3.39m Fitted log burner with slate hearth, radiator and fitted carpet. UPVC double glazed sliding door into:

CONSERVATORY/GARDEN ROOM: 2.73m x 2.45m Electric radiator and fitted carpet. UPVC double glazed door into the rear garden.

CLOAKROOM: Low-level dual flush WC and wash basin with tiled splashback. Extractor fan and fitted carpet.

STAIRS AND FIRST FLOOR LANDING: Fitted carpet and hatch to loft space.

BEDROOM ONE: 4.22m x 3.40m Feature cast iron fireplace, built-in shelf cupboard, radiator and fitted carpet.

CLOAKROOM: Low-level dual flush WC. Fitted carpet. **AIRING CUPBOARD:** Wall mounted gas fire Logic combi boiler.

BATHROOM: Bath with fitted shower over and extensive wall tiling. Wash basin and chrome ladder style radiator. Vinyl flooring.

BEDROOM TWO: 4.23m x 2.67m Built-in shelved storage cupboard, radiator and fitted carpet.

OUTSIDE: To the front of the property is a stone chippings parking area with space for one car. An adjacent gated path with an attractive well established colourful flower bed border takes you to the front door. The superb and well thought out **REAR GARDEN** has a patio with space for an outdoor bistro set, leading onto a level lawn area with colourful well stocked flowerbeds. There is a comfortable seating area at the bottom of the garden including a block built garden shed and two log stores.

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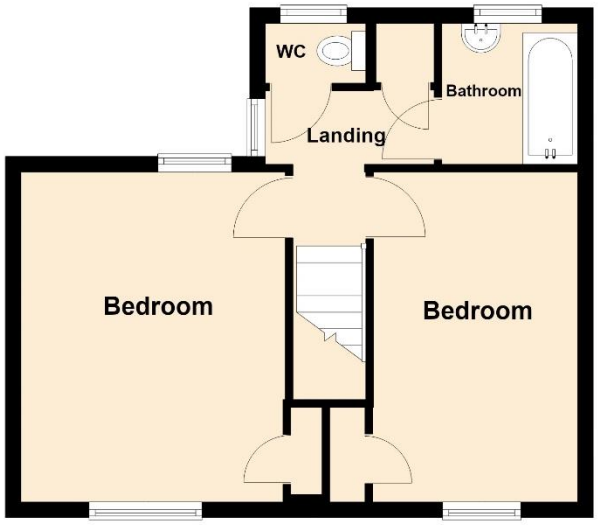
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Ground Floor
Approx. 45.0 sq. metres (483.9 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.4 sq. feet)



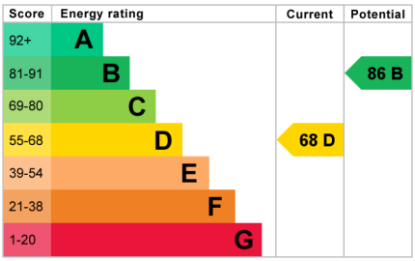
Total area: approx. 82.5 sq. metres (888.3 sq. feet)

NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.



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