



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



A 2 bedroom mid terrace bungalow set on popular location which is conveniently located on a bus route and near to Secondary School and Doctor Surgery. Gas central heating and UPVC Double Glazing. No Onward Going Chain



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74 Moreton Park Road, Bideford, Devon,
 EX39 3BB | Guide Price £165,000

74 Moreton Park Road is a 2 bedroom mid terraced bungalow which benefits from a generous sized, enclosed rear garden.

The property itself is in need of some decorative updating however it does have perfectly serviceable accommodation allowing for improvements to be made whilst in residence. It has the added advantage of no onward chain so offering a quick sale.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities as well as the Affinity Outlet shopping centre. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues

Directions: From Bideford Quay proceed up the main High Street veering left at the top and then taking the next turning right into Abbotsham Road. Continue for over 1/4 mile and after passing Bideford College on the left take the next left into Moreton Park Road. Continue on this road for about half a mile and the property will be found on your right hand side.

The accommodation comprises (all measurements being approximate) -

Entrance Hall : Brand new carpet, Radiator, Hive control unit. Cupboard.

Kitchen 11'6" (3.51m) x 8'0" (2.44m): Fitted with a comprehensive range of base and wall cupboards with inset 1 1/2 bowl stainless steel sink and drainer, integrated oven hob and filter. Plumbing for washing machine (can be included) or dishwasher, breakfast bar, Worcester gas fired boiler. UPVC double glazed window. Vinyl flooring.

Living Room 14'1" (4.29m) x 12'5" (3.78m) : Matching carpet. Radiator. UPVc double glazed windows and door to rear.

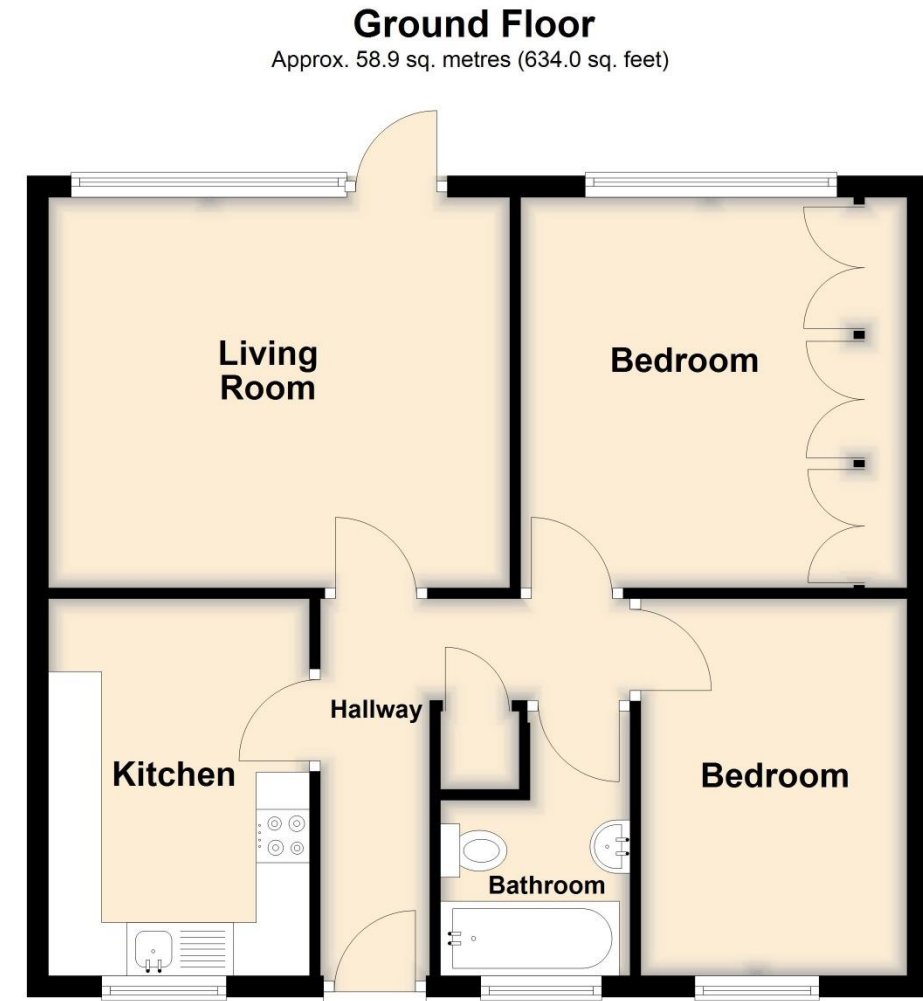
Bedroom 1 12'0" (3.66m) x 9'9" (2.97m) : Matching carpet. Built in triple wardrobes. Radiator. UPVc double glazed windows to rear elevation.

Bedroom 2 11'10" (3.61m) x 8'2" (2.49m): Matching carpet. Radiator. UPVc double glazed window to front elevation.

Bathroom : Fully tiled room with cream 3 piece suite comprising modern panelled bath, pedestal hand basin & close coupled wc. Shower attachment to bath plus glass screen. Vinyl floor. Chrome towel radiator. Extractor fan. UPVc Double Glazed window.

Outside : Open plan frontage with areas of chippings. To the rear is an enclosed garden area mainly laid to patio with mature shrubs and bushes.

Unrestricted street parking is available to the front of the property.



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