



76 Kimberley Park, Northam Bideford EX39 1GG
Guide Price £139,950

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76 Kimberley Park, Northam Bideford EX39 1GG

A very well presented and recently re-decorated ground floor 2 Bedroom flat with 2 good sized Bedrooms, well fitted Kitchen with integrated appliances, courtyard garden to rear and an allocated parking space. Gas fired central heating and UPVC double glazing throughout.

- Ground floor flat
- Well presented
- Just re-decorated
- New carpets and light fittings throughout
- Fitted Kitchen
- uPVC Double glazing
- Gas fired central heating
- Allocated Parking
- Rear courtyard style garden

Occupying a quiet cul-de-sac position, 76 Kimberley Park is situated in a convenient location for access to Northam village amenities. The village offers a range of everyday shops including a small Supermarket, Post Office, Newsagents and Hairdressers. There is also a Health Centre, Chemist and Dental Surgery. Westward Ho! with a sandy Blue Flag beach and the famous Royal North Devon Golf Club, is close by, as is Appledore, with its quaint cobbled streets. The port and market town of Bideford is approximately 2 miles away and offers a range of shops and facilities. The town boasts a historic working Quay and Port and benefits from, a good range of local Schools, Hospital and an excellent range of shopping facilities and amenities. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 9 miles distant, and beyond to the national motorway network. Barnstaple, the area's administrative centre, offers all the area's main shopping, business, commercial, leisure pursuits.

Excellent buy-to-let of first time buyer opportunity.



The accommodation comprises (for measurements, which are approximate, see floor plan):

Entrance Porch: Storm Porch and outside Storage cupboard.
Entrance Hall: Two storage cupboards.

Lounge/Diner: UPVC double glazed window to front elevation. Radiator. TV & telephone point.

Kitchen: Fitted with a good range of matching wall and base units with contrasting work surfaces over and inset single bowl stainless steel sink with mixer over. Under counter electric stainless steel oven, matching 4 burner gas hob and extractor over. Plumbing for automatic washing machine. Tiled splash backing. UPVC double glazed window over rear elevation.

Bedroom One: UPVC double glazed window to front elevation. Radiator.

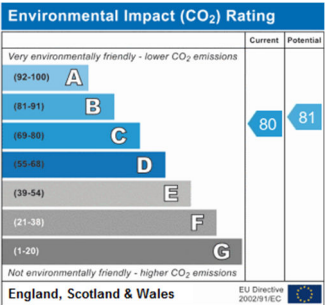
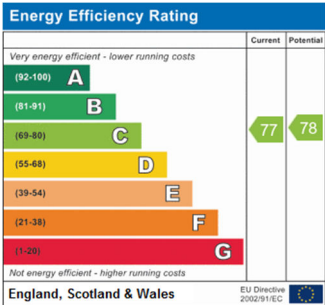
Bedroom Two: Double glazed window to rear elevation. Radiator.

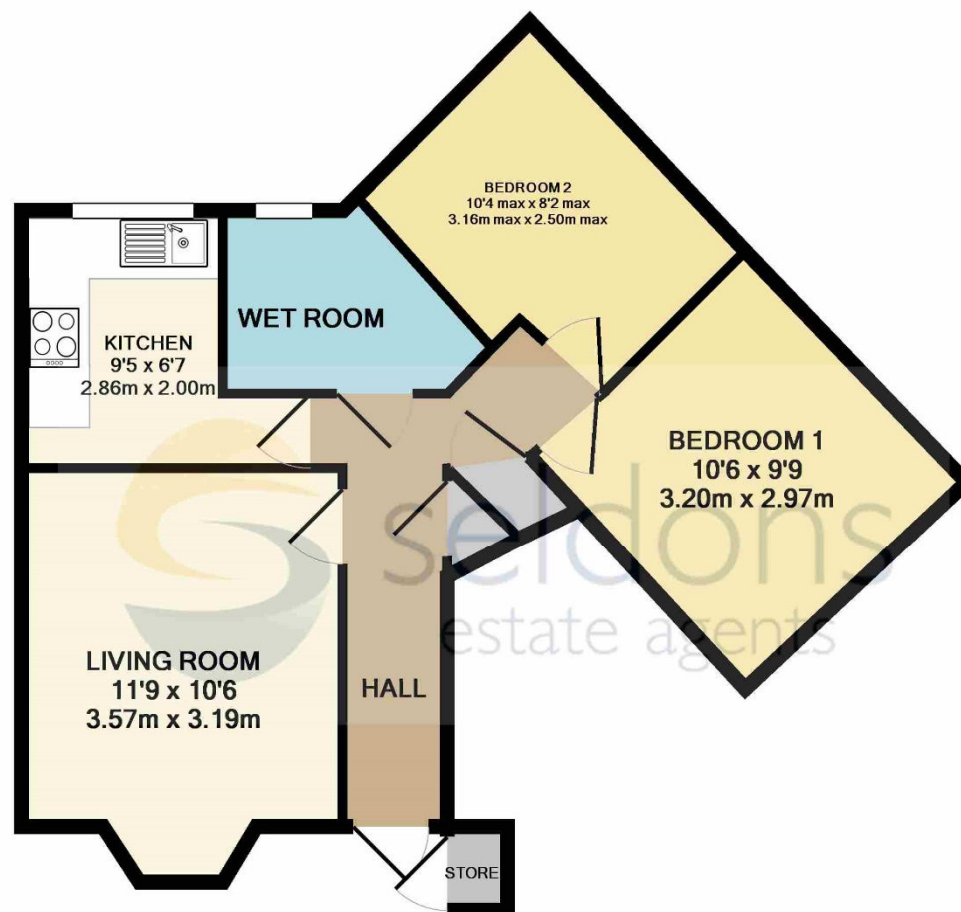
Wet Room: Comprising a white low-level WC, wash hand basin and shower area fitted with half height shower doors, a shower curtain and a Mira electric shower. Tiled surround, vinyl floor covering.

Outside: To the rear is a gravelled courtyard garden, accessed by a side gate and an allocated car parking space

General:
Council Tax: Band B **Services:** All Mains connected
Tenure: Leasehold - The property benefits from a 999-year lease which commenced in 2005. No ground rent or maintenance charges payable at present except £160 per year for buildings insurance.

Directions: From Bideford Quay proceed to the Heywood Road roundabout passing Morrison's supermarket on the right hand side. Take the second exit and continue along for a short distance turning right signposted Appledore. As you descend past Northam swimming pool, proceed for a short distance and turn left into J H Taylor Drive. Take the second turning on the right into Kimberley Park and turn right and then left, where the property can be found on the left hand side towards the end of the cul-de-sac, clearly displayed by a For Sale board.





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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