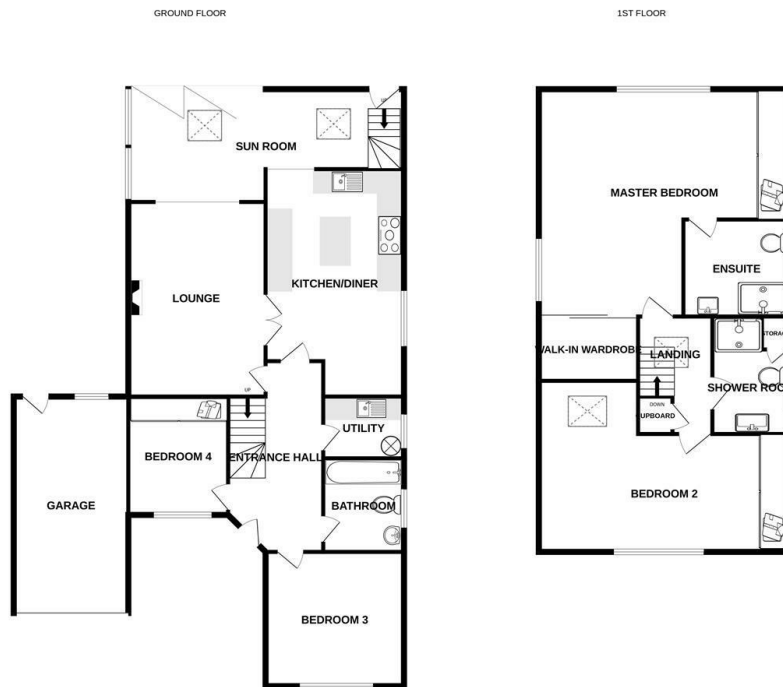




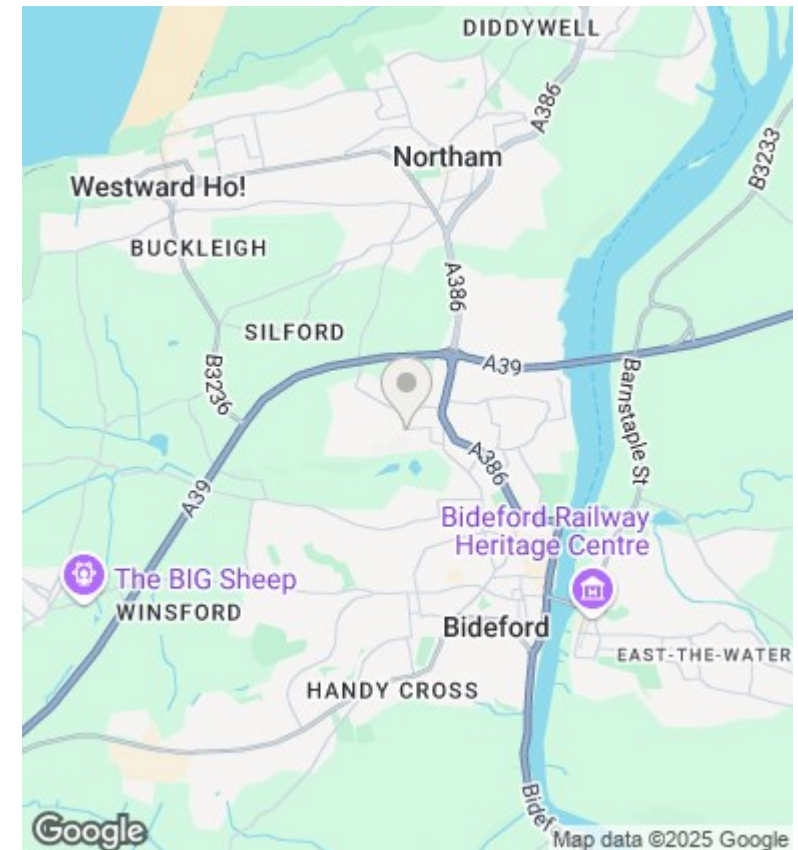
## 12 Kenwith Road, Bideford, EX39 3NW

Price Guide £595,000

- Contemporary Family Home
- Panoramic Views Over Local Nature Reserve
- Large Master With Ensuite
- Stunning Converted Living Space
- Sought After Location
- Garage & Off-Road Parking
- Large Tiered Garden
- Close To Town
- Must See!



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## Directions

From Bideford Quay, head along Kingsley Road, passing Morrisons on your right-hand side. Continue straight until you reach Rydon Garage on your left, then take the immediate left after the garage, signposted for Raleigh Hill. Take the next turn onto Southcott Road, proceed up the hill, and the property will be straight ahead on Kenwith Road.

## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>	75	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	