



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Available with no ongoing chain a modern 2 bedroom detached bungalow situated on the popular Londonderry Farm development. Early viewing is strongly recommended



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4 Lane Field Road, Bideford, Devon.  
 EX39 3QY | £275,000

Briefly the property comprises: Recessed Porch, Entrance Hall, 15' Lounge, Kitchen, 2 Bedrooms and Bathroom. Outside shared front driveway with parking area, Garage and enclosed Rear Garden.

Situation - No 4 Lane Field Road is situated on the popular Londonderry Farm development on the edge of Bideford. Bideford benefits from a good range of local amenities, local and national shops, schools, banks and leisure facilities. Close at hand is the coastal resort of Westward Ho! with its safe sandy surfing beach and the popular Royal North Devon Golf Club also the picturesque fishing village of Appledore is nearby with popular local bars and restaurants. The regional centre of Barnstaple is approximately 10 miles away.

Directions: From Bideford Quay proceed up the High Street, at the top turn left and take the next right hand turning into Abbotsham Road. After about half a mile turn right into Lane Field Road and No 4 will be seen immediately on the right with For Sale board displayed.

The accommodation comprises: (All measurements are approximate)

Entrance Hall: Loft access, access to airing cupboard with Gas fired boiler feeding hot water and central heating, telephone point, double radiator, smoke alarm.

Lounge: 15' 3" x 10' 10" (4.64m x 3.30m) Fireplace with Gas fire, UPVC double glazed window, double radiator.

Kitchen: 9' 5" x 8' 1" (2.87m x 2.46m) Fitted with a range of Beech effect units with stainless steel sink unit with tiled splash backing, plumbing for washing machine, UPVC double glazed window, fluorescent light fitting.

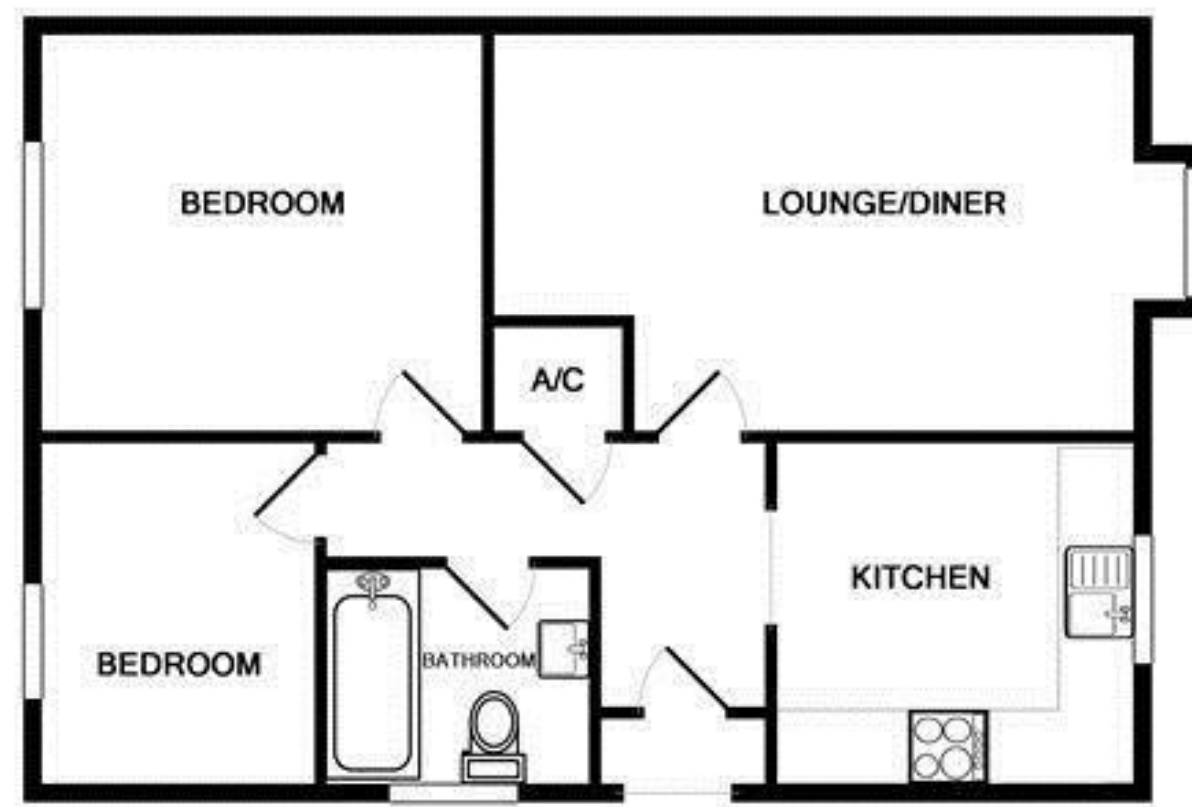
Bedroom One: 10' 10" x 10' 7" (3.30m x 3.22m) Radiator, UPVC double glazed window.

Bedroom Two: 9' 5" x 7' 3" (2.87m x 2.21m) Radiator, UPVC double glazed window.

Bathroom: 6' 2" x 6' 2" (1.88m x 1.88m) Fitted with a white three piece suite comprising, Modern panelled bath with mixer taps, tiled surround and Mira Jump electric shower, wash hand basin and low level WC.

Outside: To the front there is a shared driveway with parking space leading to the detached Garage 16'8 x 8'2 with metal up and over door, personal side door to the rear, power and light connected. To the rear is a good sized enclosed rear garden with patio and lawn.

Agents Note: The property is currently tenanted and the tenants have been given 2 months notice which expires on 31st November 2024. The internal photographs shown were taken prior to the current tenants occupation approximately 3 years ago.



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