



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



A spacious 3 bedroom semi detached house situated on this quiet cul-de-sac on this popular development. The property is immaculately presented throughout with a modern kitchen & conservatory together with a fully enclosed garden, driveway and garage. EPC - -C



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6 Oaklands, Bideford, Devon, EX39 3HW
 | £270,000

No6 Oaklands is located in a quiet cul-de-sac in this popular residential area.

From the front door, you enter into a porch with a further door leading into the spacious living room where there is stairs rising to the first floor together with a door leading into the modern kitchen/diner. Beyond the kitchen is a conservatory overlooking the rear garden.

To the first floor are 3 bedrooms. Bedroom 1 is located at the rear of the property whilst the further 2 bedrooms are located at the front of the property.

Situation: Oaklands is located on the outskirts of Bideford close to Affinity Devon and Asda but still only 1.5 miles to Bideford Town centre and the popular Quayside. Bideford benefits from a good range of local amenities, schools, banks and leisure facilities. Close at hand is the coastal resort of Westward Ho! with its safe sandy surfing beach and the picturesque fishing village of Appledore. The regional centre of Barnstaple is approximately 10 miles away.

Directions: From Bideford Quay proceed up the High Street, at the top turn left into Old Town, after the pedestrian crossing continue straight on entering into Clovelly Road and ascending the hill. Pass Blight BP Garage on your right and take the next right just before the speed camera into Moreton Park. Take the 2nd left into Cedar Way, as you enter Oaklands the property will be found in the first cul-de-sac on the left hand side with a 'For Sale' board clearly displayed.

Entrance Porch:

Living Room: 17' 10" x 13' 2" (5.43m x 4.01m) A bright and spacious room located at the front of the property with stairs rising to the first floor.

Kitchen/Breakfast Room: 17' 10" x 9' 8" (5.43m x 2.94m) A modern Kitchen with tiled flooring & a range of fitted wood effect cupboards at both base and eye level together with 2 integrated ovens and space and plumbing for a washing machine and dishwasher. The room also offers space for a dining table.

Conservatory: 11' 8" x 9' 4" (3.55m x 2.84m) A spacious room with laminate flooring throughout together with patio doors leading out to the garden.

1st Floor landing:

Bedroom 1: 11' 1" x 9' 10" (3.38m x 2.99m) Located at the rear of the property overlooking the rear garden with useful built in storage cupboards.

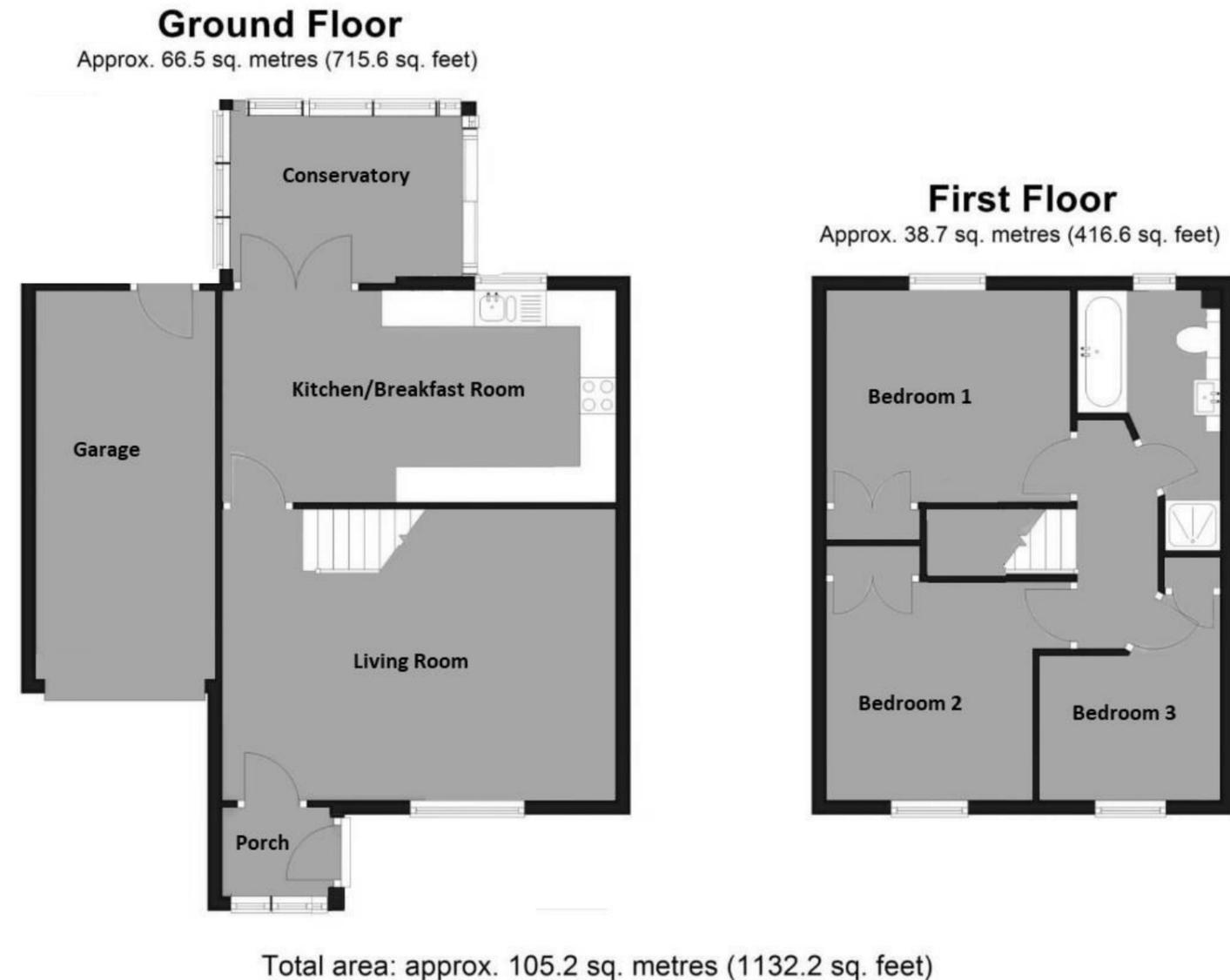
Bedroom 2: 9' 10" x 9' 4" (2.99m x 2.84m) A double room located at the front of the property.

Bedroom 3: 8' 1" x 6' 6" (2.46m x 1.98m) A single room located at the front of the property. This room would make an ideal bedroom or alternatively a good home office.

Outside: To the front of the property is a driveway providing off road parking for up to 2 vehicles together with lawned area of garden. To the rear of the property is a fully enclosed garden which is predominantly laid to lawn with a useful decked area outside of the conservatory.

Garage: 16' 11" x 8' 0" (5.15m x 2.44m) Electric roller door with pedestrian door to the rear.

Tenure: Freehold



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