

Regency

ESTATE AGENTS



19 PORTLEDGE PLACE, FAIRY CROSS, EX39 5AW

£375,000

An extended 3/4 bedroom detached bungalow situated in this popular semi rural hamlet offering spacious, well presented accommodation including 2 large reception rooms and modern kitchen/breakfast room together with utility room, en-suite, good sized gardens and driveway off road parking.

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Fairy Cross is a semi rural hamlet on the outskirts of Bideford yet within short driving distance of schooling and amenities.

No19 will be found offering spacious & adaptable accommodation, currently a comfortable family home benefiting from uPVC double glazing and oil fired central heating.

An extension to the rear of the bungalow has added a superb lounge with vaulted ceiling, boasting large windows overlooking the garden, in addition to good sized dining/family room with feature multi fuel burning stove and patio doors to the side.

The modern kitchen/diner overlooks the rear garden and is equipped with a range of quality eye & base level units with wooden work surfaces, built-in dishwasher and electric range oven with matching extractor cooker hood over, whilst an open breakfast connects to the dining/family room.

A useful utility room has plumbing for a washing machine and space for additional appliances together with access to the garden.

The bedrooms are each comfortably sized, one having the benefit an en-suite shower room. There is also potential to create a second en-suite if desired, with one of the bedrooms having a large cupboard which adjoins the bathroom.

Meanwhile, the study is an ideal space for those working from home whilst also offering the potential as a 4th bedroom if required.

The bungalow is approached over a gated driveway providing parking for several vehicles with a good sized front lawn. Gated access to both sides of the property lead to the private lawned rear garden with a decked seating area, patio, fishpond and useful storage shed.

Services: Mains electricity, water & drainage.
Oil fired central heating.

Energy Performance Certificate: D (57)

Council Tax: 'BAND D' (£2397.86 per annum)

NB: Planning permission has been granted for a front extension & garage to the right hand side of the bungalow. 1/0008/2022/FUL

Approx. 124.0 sq. metres (1334.5 sq. feet)



Total area: approx. 124.0 sq. metres (1334.5 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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