

Regency

ESTATE AGENTS



17 SOUTH AVENUE, BIDEFORD, EX39 4RB

O.I.R.O. £185,000

A well proportioned 2 bedroom semi detached bungalow complimented by a south facing garden together with the benefit of uPVC double glazing and gas fired central heating whilst being situated within a quiet cul de sac location.

17 South Avenue will be found nestled within a pleasant cul-de-sac location, offering well proportioned accommodation with the benefit of gas fired central heating & uPVC double glazing together with the addition of a conservatory which leads out to the enclosed south facing rear garden.

The bungalow will generally be found in good order although would benefit from some modernisation and decoration.

The functional kitchen offers a good selection of cupboards & drawers with under counter appliance space and a useful storage cupboard whilst the lounge is equipped with a feature gas fireplace and sliding doors to the conservatory.

The two bedrooms overlook the front and rear gardens respectively and are served by an accessible wet room.

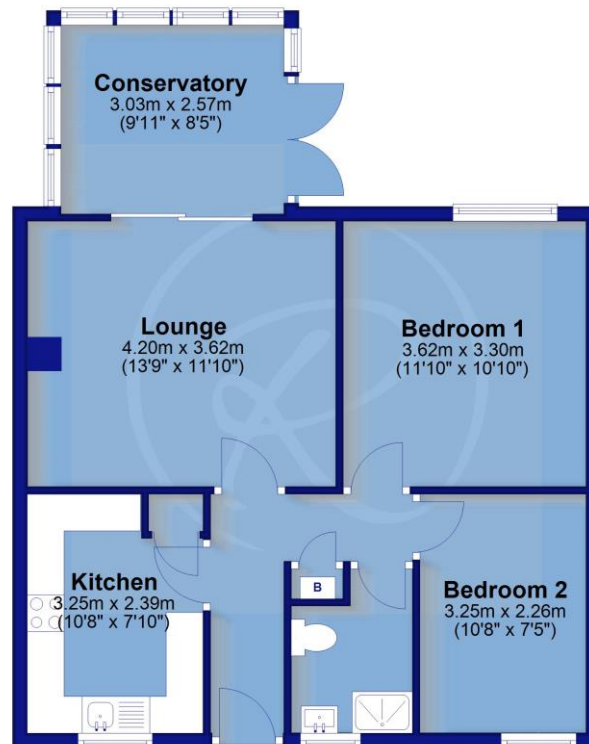
Externally, the bungalow is approached via an enclosed low maintenance front garden whilst to the rear, the garden is laid to lawn and timber decking which provides a pleasant space to enjoy the south facing aspect.

Parking is available on the road on a first come, first served basis.

Services: All mains services are connected
Energy Performance Certificate: D (66)
Council Tax: BAND A (£1598.57 per annum)



Approx. 61.0 sq. metres (656.6 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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