

# Regency

ESTATE AGENTS



**47 MORETON PARK ROAD, BIDEFORD, EX39 3AX**

**£295,000**

A well presented 3 bedroom detached bungalow offering well proportioned, extended accommodation including lounge/dining room with wood burner, fitted kitchen and master en-suite whilst benefiting from gas central heating & uPVC double glazing together with enclosed garden, garage & parking.

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This well proportioned detached bungalow will be found offering comfortably sized accommodation having been extended in the past to create a 3<sup>rd</sup> bedroom complete with en-suite facilities whilst benefiting from uPVC double glazing and gas fired central heating throughout.

A dual aspect lounge enjoys a pleasant outlook over the front & rear gardens whilst a wood burner is the perfect compliment, to this room, coming into its own on those colder winter nights. The well-appointed kitchen is equipped with a range of cupboards & drawers together with electric oven & hob and overlooks the rear garden.

Each of the 3 bedrooms are of a good sized and will take a double bed and wardrobes, with bedroom 1 also benefiting from a stylish en-suite with large shower enclosure. The bathroom meanwhile, comprises a white suite including bath with shower over.

Externally, gardens border the bungalow to the front with a driveway and parking. Side gated access leads to the rear garden which is arranged over two levels including seating areas and lawn together with a variety of established trees, bushes & shrubs.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (67)  
**Council Tax:** BAND B (£1,865.00 per annum)



Approx. 82.2 sq. metres (884.5 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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