

# Regency

ESTATE AGENTS



**3 SHIELING ROAD, BICKINGTON, EX31 2LY**

**£325,000**

A well presented 3 bedroom detached bungalow situated in a pleasant cul-de-sac location and offering bright, light & airy accommodation including dual aspect open plan living & kitchen area together with stylish modern shower room whilst being complimented by attractive gardens, garage & driveway.

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This beautiful bungalow will be found nestled towards the end of a quiet cul-de-sac, with a pleasant tree lined backdrop. The location also offers a good level of convenience, being within walking distance of a regular bus route and Bickington's nearby convenience store with Post Office counter, and the popular The Old Barn Inn.

Offering well proportioned accommodation, the bungalow benefits from ample natural light, giving the property a homely & welcoming feel, showcased perfectly by the dual aspect open plan living/dining area and kitchen which connects almost seamlessly with the attractive garden.

In addition are 3 comfortable bedrooms, each enjoying an outlook over the front or rear gardens. Meanwhile, the stylish modern shower room features a large walk-in enclosure and white sanitary ware.

Externally, the rear garden offers a good balance of lawn and patio area, making this a great garden for play as well as entertaining whilst bordering a stream & wooded area which provides welcome privacy. A single garage and driveway to the front of the bungalow provide good parking options.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (68)  
**Council Tax:** BAND D (£2,494.22 per annum)



Approx. 73.5 sq. metres (791.6 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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