



43 OAKLANDS, BIDEFORD, EX39 3HW

£295,000

A 3 bedroom modern detached house situated in a popular location whilst offering well presented accommodation including comfortable lounge, kitchen/diner & conservatory whilst benefiting from gas central heating & uPVC double glazing together with enclosed garden, driveway and garage.

Oaklands is a popular residential area which is conveniently located with schools & the local amenities being within easy reach, making this an ideal family home.

No43 is situated on a corner plot, with an enclosed garden, whilst a driveway & stone chipped area provide parking.

Entering via a handy porch, the ground floor accommodation flows nicely from front to back and includes a comfortable lounge with feature fireplace together with a kitchen/diner, offering a good range of modern units plus space for appliances, whilst French doors connect through to the conservatory, which offers an excellent formal dining space and a great link to the garden.

To the first floor, the 3 bedrooms overlook the front & rear respectively with two being double rooms with built-in wardrobes. The family bathroom comprises a white modern suite with separate bath and shower enclosure.

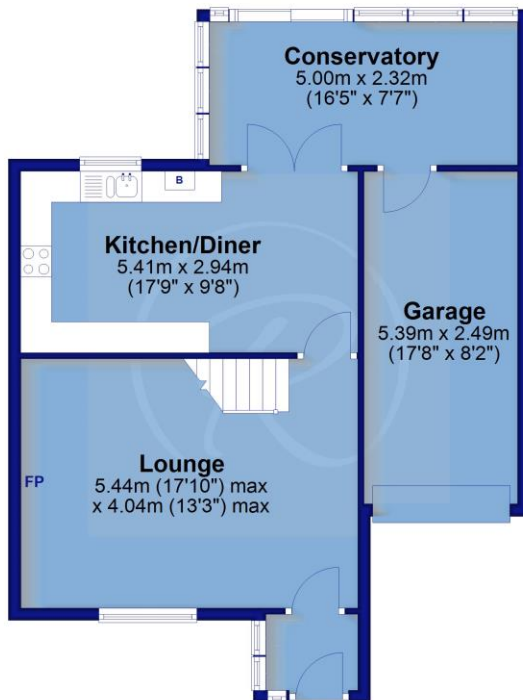
The gardens include a decked area which provides a great seating area & space for alfresco dining together with lawn and shrub borders. The garage has power & light connected plus handy overhead storage.

Services: All mains services are connected
Energy Performance Certificate: C (69)
Council Tax: BAND C (£2,131.43 per annum)



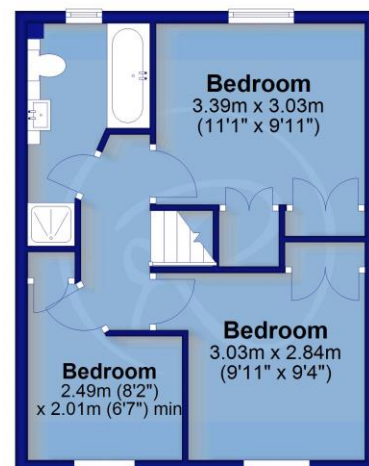
Ground Floor

Approx. 66.5 sq. metres (715.6 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.6 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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