



APRIL COTTAGE, NORTHDOWN ROAD, BIDEFORD, EX39 3LP £385,000

An adaptable 2/3 bedroom detached house situated within walking distance of the town centre, offering well presented accommodation including lounge, kitchen/breakfast room, dining room/bedroom 3 and recent sitting room extension together with enclosed gardens, garage & driveway parking.

Northdown Road is conveniently situated within walking distance of Bideford Town Centre and local amenities together with local schools, Kenwith Nature Reserve & Victoria Park nearby.

April Cottage has been in the same ownership for over 40 years and will be found great in condition, having been a much loved & well maintained home which benefits from a recent rear extension, providing further living space.

The well proportioned accommodation features a comfortable lounge and sitting room on the ground floor together with kitchen/breakfast room and separate dining room/bedroom 3.

Stairs rise to the first floor landing, leading off to 2 generous double bedrooms with the family bathroom & WC between the two.

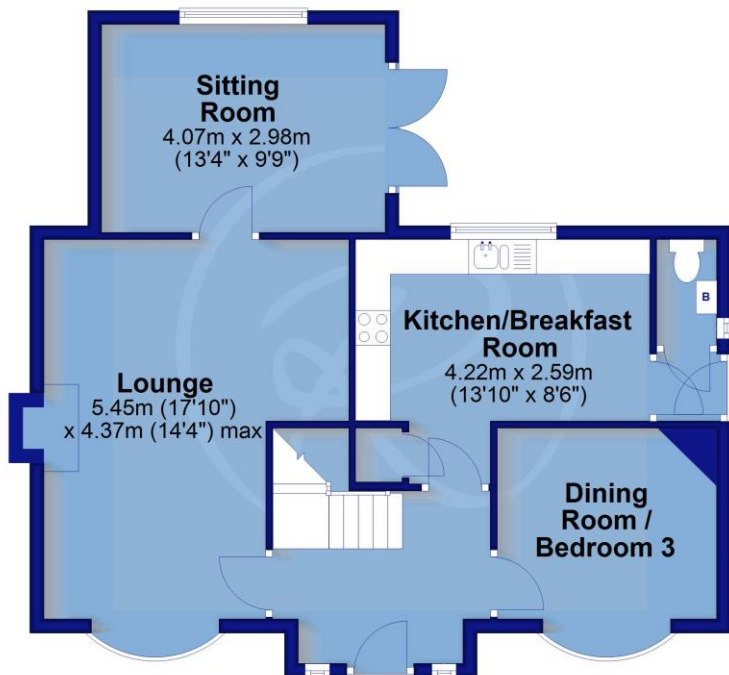
Externally are gardens to the front & rear, the front with mature hedge frontage & a selection of established shrubs & bushes. The rear garden is arranged over 3 manageable & useable tiers, including composite decking with views across Bideford together with stone chipped seating area and artificial turf. Beyond the garden is a driveway & garage with power connected and inspection pit.

Services: All mains services are connected
Energy Performance Certificate: D (62)
Council Tax: BAND D (£2,397.86 per annum)



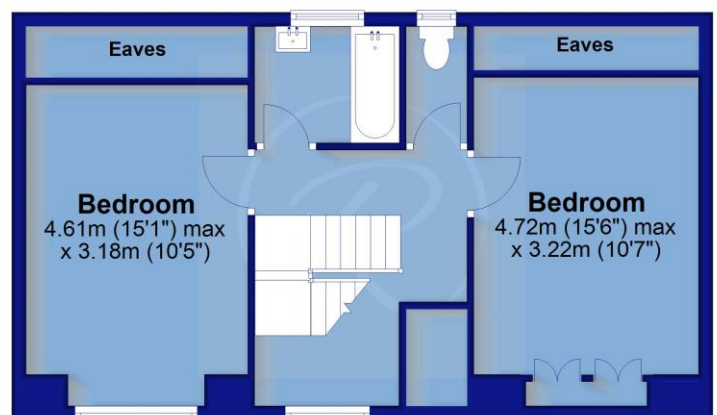
Ground Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.5 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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