



**13 BRENNACOTT ROAD, BIDEFORD, EX39 3EZ**

**£175,000**

A 2 bedroom terraced bungalow offering well presented accommodation including lounge, modern kitchen and accessible shower room whilst benefiting from uPVC double glazing and electric radiators together with enclosed rear garden comprising raised deck and stone chippings.



Situated towards the western fringes of Bideford, with local supermarkets and the Affinity shopping outlet nearby, this well presented 2 bedroom bungalow will be found in good order throughout offering well proportioned accommodation with the benefit of modern electric radiators and uPVC double glazing together with tasteful decor and floor coverings.

The kitchen includes a good selection of modern cupboards & drawers with wood effect work surfaces and ample space for everyday appliances. An internal window provides additional natural light to the lounge which overlooks the rear garden and provides a comfortable living space.

Each of the bedrooms afford ample space for double beds and wardrobes whilst the shower room comprises a modern white suite and good sized shower enclosure.

Externally, the front garden has been tiered and laid to chippings for easy maintenance whilst to the rear is a raised deck providing a pleasant seating area together with additional lower garden, extensively laid to stone chippings with flower/shrub borders. Parking is available on the road, to the front.

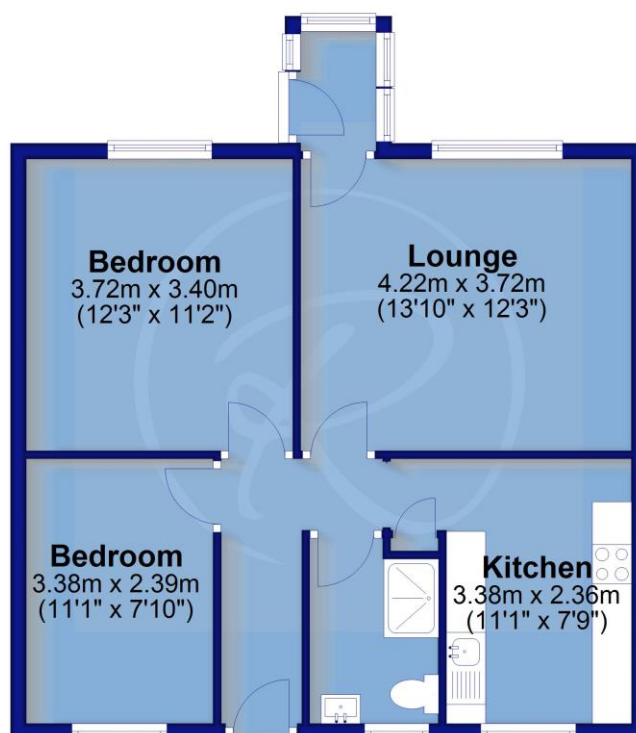
**Services:** Mains electricity, water & drainage.

**Energy Performance Certificate:** D (55)

**Council Tax:** BAND A (£1683.35 per annum)



Approx. 57.2 sq. metres (615.7 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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