



**7 SOLOMAN DRIVE, BIDEFORD, EX39 5XY**

**£325,000**

A well presented split level detached home offering 3 double bedrooms, master with en-suite, together with 2 good sized reception rooms & modern kitchen/breakfast whilst benefiting from uPVC double glazing, gas central heating and attractive south facing garden plus composite decked balcony.



This well presented split-level detached home offers spacious and versatile living, perfect for families or those seeking room to relax and entertain.

Set in a quiet, desirable location just over a mile from Bideford town centre, this three double bedroom property boasts a thoughtfully designed layout.

The well proportioned accommodation includes a bright, dual aspect dining room with a south facing composite balcony (with handy storage under), while the modern kitchen/breakfast room provides a good selection of modern units and breakfast bar.

The lower level lounge features bi-fold doors opening directly onto the attractive garden, backing onto the neighbouring woodland. An ideal space for entertaining or peaceful afternoons.

On the first floor, the principal bedroom includes a Juliet balcony & en-suite shower room. 2 further double bedrooms and the modern family bathroom are located on the upper first floor level.

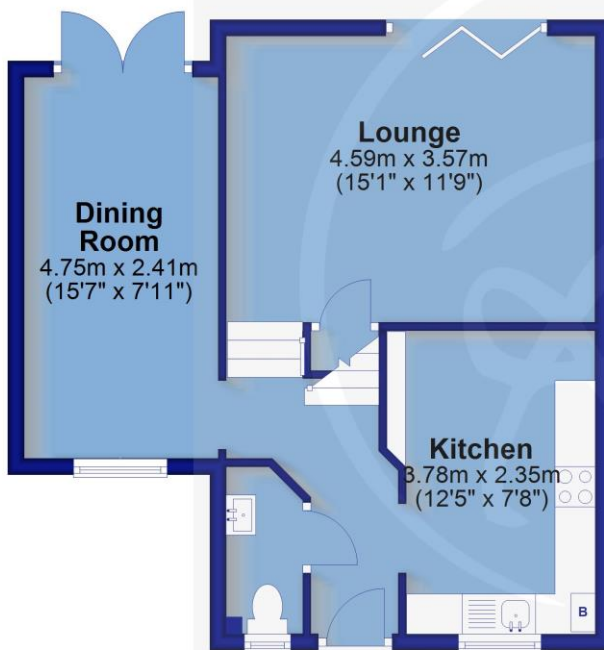
Located close to local amenities, with both primary & secondary schools nearby, this property also benefits from easy access to picturesque woodland walks, ideal for dog owners and nature lovers alike.

**Services:** All mains services are connected  
**Energy Performance Certificate:** TBC  
**Council Tax:** BAND C (£2,244.47 per annum)



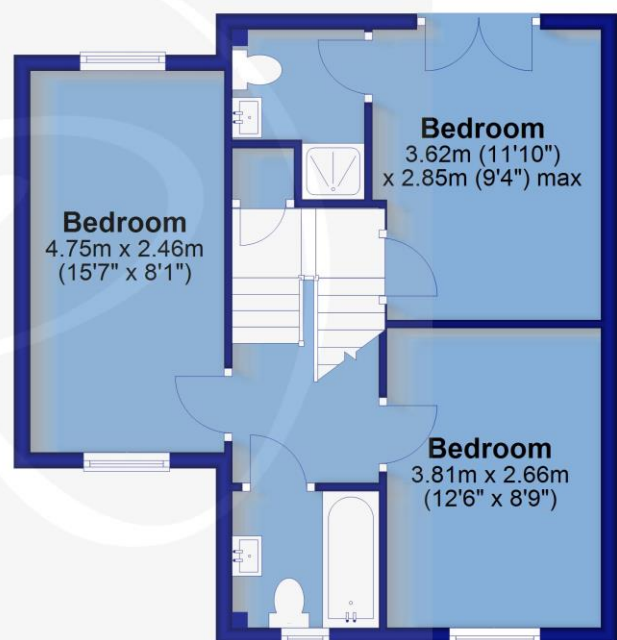
## Ground Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



## First Floor

Approx. 46.6 sq. metres (501.2 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.

Office Address

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The Property Ombudsman

