

**71 OAKLANDS, BIDEFORD, EX39 3HW**

**£260,000**

A well maintained three-bedroom link-detached house in a popular location, featuring a bright lounge, modern kitchen/diner, conservatory, enclosed gardens, garage and driveway. Benefits include gas central heating and uPVC double glazing, making this an excellent family home opportunity.



Oaklands is a popular and convenient residential area, with schools and local amenities close at hand, making this an ideal starter or family home.

No.71 is well maintained and presented in good condition, benefitting from uPVC double glazing and gas central heating.

The accommodation begins with a practical porch, ideal for coats and shoes, leading into a comfortable lounge with open staircase rising to the first floor. The adjoining kitchen/diner provides a range of cupboards and drawers, with ample space for appliances and dining furniture, and opens into a conservatory overlooking the garden.

Upstairs, there are three bedrooms—two of which are doubles—each with built-in wardrobes. The bathroom is well maintained and includes a useful airing cupboard, which in some neighbouring properties has been adapted to create a separate shower enclosure.

The property enjoys an attractive rear garden, featuring lawn and patio areas complemented by established small trees and shrubs, together with a useful timber garden shed.

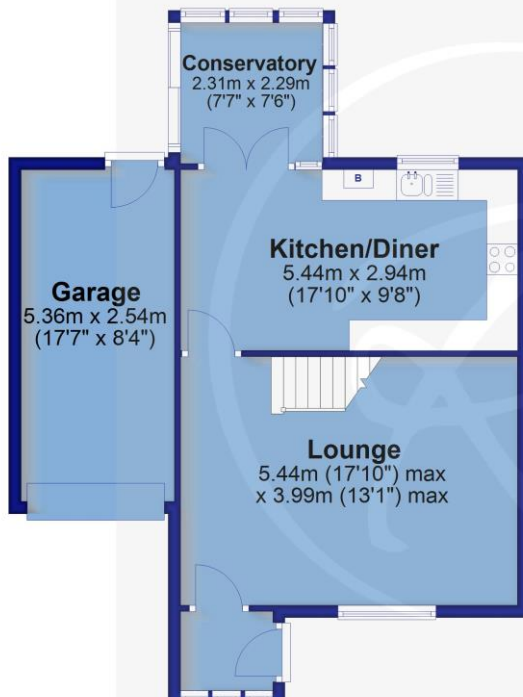
A garage with power, light, and overhead storage, together with driveway parking, completes this appealing home.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (71)  
**Council Tax:** BAND C (£2,244.47 per annum)



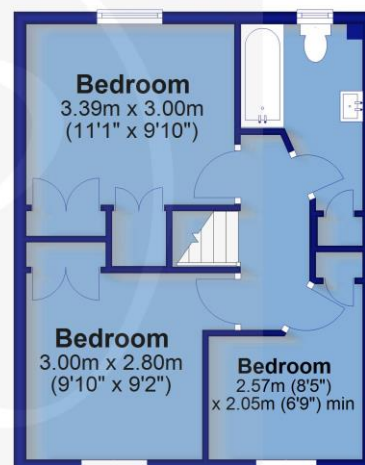
## Ground Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.3 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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