



**41 MORETON PARK ROAD, BIDEFORD, EX39 3AX**

**£295,000**

A 3 bedroom detached chalet style bungalow offered in good order throughout including neutral décor & carpets together with the benefit of gas fired central heating & uPVC double glazing whilst being complimented by an enclosed south facing garden, garage and driveway parking.



Located on the outskirts of town with local amenities and supermarkets nearby, 41 Moreton Park Road offers good sized accommodation with the benefit of gas fired central heating & uPVC double glazing whilst being decorated in neutral tones with good quality floor coverings.

The living space consists of a dual aspect lounge/dining room, overlooking the front & rear gardens, which connects through to a tasteful modern kitchen with access to the outside.

Two double bedrooms and the bathroom are located on the ground floor whilst a further bedroom is located on the first floor. Meanwhile, the roof void provides useful storage space.

Externally the bungalow has off road parking in front of the garage whilst a lawn provides pleasant frontage.

The rear garden is arranged over two tiers, enjoying a south facing aspect with two patios offering ample seating areas together with level lawn and a selection of boundary hedgerows, shrubs & bushes.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (58)  
**Council Tax:** BAND B (£1,865.00 per annum)



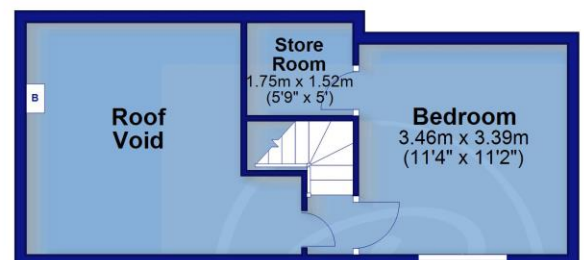
### Ground Floor

Approx. 63.6 sq. metres (684.8 sq. feet)



### First Floor

Approx. 17.5 sq. metres (188.4 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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