



TOTAL FLOOR AREA - 965 sq.ft. (89.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See the plans.
Made with Metropix ©2024



Detached Bungalow With No Chain

6 Kenwith View, Bideford, Devon, EX39 3RH

Asking Price

£309,950

- No Onward Chain
- Living Room With Bay Window
- Garage With Automatic Door
- First Time on Market since New
- Kitchen & Utility Area
- Upvc D/G & Gas Central Heating
- 3 Bedrooms & Bathroom
- In Need of Updating
- EPC: D

Directions

Take the A39 from Barnstaple to Bideford. Go over the modern Torridge Bridge and carry straight over at the roundabout. Continue on the A39 towards The Big Sheep. Here turn right, signposted to Abbotsham. Then turn right at the T junction, signed to Bideford. Continue on this road and after a time, turn left into Lane Field Road. Carry straight on and then down the slight hill. Take the 2nd turn left into Kenwith view and the bungalow will be on the right hand side with for sale board displayed.

**Looking to sell? Let us
value your property
for free!**

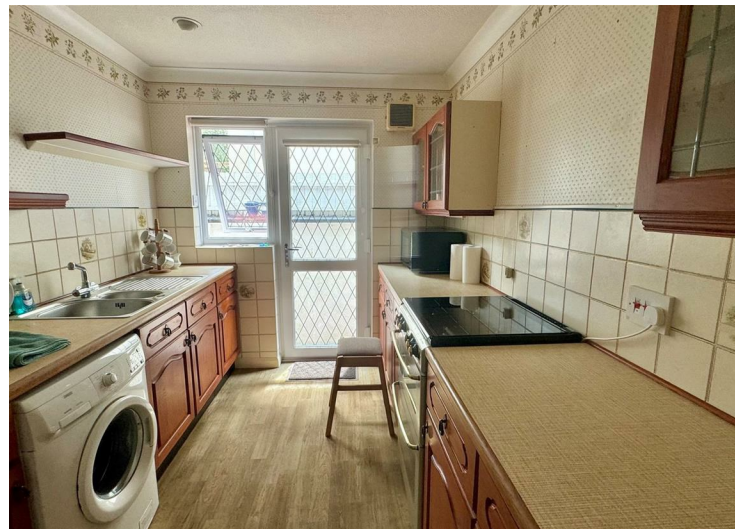
Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Porch & Hall

Living Room
5.92 max x 3.46 (19'5" max x 11'4")

Kitchen
3.45 x 2.38 (11'3" x 7'9")

Bedroom 1
3.24 x 3.24 (10'7" x 10'7")

Bedroom 2
2.87 x 2.68 (9'4" x 8'9")

Bedroom 3
3.28 x 2.24 (10'9" x 7'4")

Bathroom
2.10 x 1.72 (6'10" x 5'7")

Utility Room
4.89 x 2.50 (16'0" x 8'2")

Garage
5.28 x 2.50 (17'3" x 8'2")

Ample Off Road Parking To The Front

Private & Easy To Maintain Rear With Outlook

Overview

This is a very good opportunity to acquire a detached bungalow located in a popular residential location. Although the bungalow requires updating and improvement, it offers tremendous scope and potential. It is clean and tidy, so alterations can be undertaken whilst in occupation.

The property was constructed by Lovell Homes in the 1980's and this is the first time the bungalow comes to the market since it was built. There is a huge amount of potential for the next owner to place their own mark on the property and when done, it will make for a most comfortable home for a growing family or as an easy to run retirement home. There is the benefit of attractive cottage style leaded Upvc double glazing and gas fired radiator central heating.

The bungalow is of traditional cavity construction with rendered elevations under a concrete tiled roof. In recent years there have been some additions to the property which include an entrance porch and a very useful utility room. This has plumbing for a washing machine and there is a connecting door to the garage. Furthermore, this is a good covered area to dry washing on the more inclement of days.

The rooms flow nicely and the porch enters into the 'L' shaped hall with an airing cupboard. The living room has a bay window and gas fire and built in display units either side. The kitchen has a door to the outside and the bathroom is set opposite to the kitchen. There are 3 bedrooms all with built in wardrobes.

To the front are 2 maturing yucca's which provide some privacy. The bungalow is approached from an attractive brick paved drive which offers good off road parking and leads to the garage. This has an automatic up and over door and a door to the useful utility room which then leads out to the rear garden. This has been well laid out with ease of maintenance in mind. There is a patio and further bricked patio area and flower beds and various shrubs and fern beds. The garden offers a very good degree of privacy and there is an open aspect to the hills in the distance.

Outside

Kenwith View is a road comprising houses and bungalows and forms part of the ever popular Londonderry Farm development which is to the west edge of Bideford, known as 'The Little White Town' and was once England's third largest port. It is a thriving shopping centre with an historic Pannier Market and the large Atlantic Village shopping centre which is close by. Bideford has a colourful history and it's most notable land market is the ancient long bridge with it's 24 arches of varying sizes. There is a good connecting bus service to the town centre. All facilities nearby include supermarkets, general stores, hospital, schools etc. There are also places of interest in the locality including the heritage village of Clovelly and the long sandy beach at Westward Ho!

The main North Devon town is Barnstaple, some 9 miles away and connected by The North Devon Link Road. Here there are further shopping, leisure and social facilities. There is a brand new leisure centre, Tarka Tennis Centre and The Queen's Theatre. There is covered shopping in the town centre at Green Lanes and out of town shopping at Roundswell. The link road connects to the M5 motorway at junction 27, whilst The Tarka Train Line connects to Exeter in the south and from here there is a direct route to London Paddington.

We thoroughly recommend a full viewing to appreciate this detached bungalow which can be occupied very quickly and offers excellent scope to place one's own mark on the property.



Services

All Mains Connected

Council Tax band

C

EPC Rating

TBC

Tenure

Freehold

Viewings

Strictly by appointment with
Phillips Smith & Dunn, Bideford
Branch on 01237 879797

