

We value your property



GROUND FLOOR 811 sq.ft. (75.4 sq.m.) approx.





Directions

From Bideford Quay depart up the High Street, turning left at the top. At a crossroads turn right into Abbotsham Road, and proceed out of Bideford, passing Bideford College on your left hand side. Thereafter, turn left into Moreton Park Road. After a short distance turn right into Laurel Avenue.

Looking to sell? Let us value your property for free! Call 01237 879797 or email bideford@phillipsland.com

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Well Presented Bungalow 2 Laurel Avenue, Bideford, EX39 3AZ

- Detached Bungalow
- Open Plan Living Space
- Surrounding Gardens
- Double Glazing
- Immaculate Presentation
- Cul-de-sac Location

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£300,000

Gas Radiator Central Heating

- Garage and Ample Parking
- Internal Inspection a Must!!!!





Overview

2 Laurel Avenue comprises an immaculately presented double glazed and gas centrally heated 2 bedroomed bungalow with a garage and ample parking, the whole situated in a quiet and convenient location, affording easy access to local amenities.

Briefly the accommodation provides a spacious welcoming entrance hall, a light and airy open plan living room/dining/kitchen with the kitchen area having a number of integral appliances and a breakfast bar, a utility room/office with access to exterior, a large master bedroom suite with en-suite facilities and a walk in dressing area, a further double sized second bedroom, and a family shower room with a 3 piece suite.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues



Outside

Access to the property is provided via a concreted driveway providing ample parking space with a further adjacent gravelled parking facility and a lawned area. To the rear of the bungalow is a terraced garden, with a gravelled seating area, lawned area and a timber garden shed. There is a single garage, with a garden store to the rear.

Services All mains services available

 $\underset{c}{\text{Council Tax band}}$

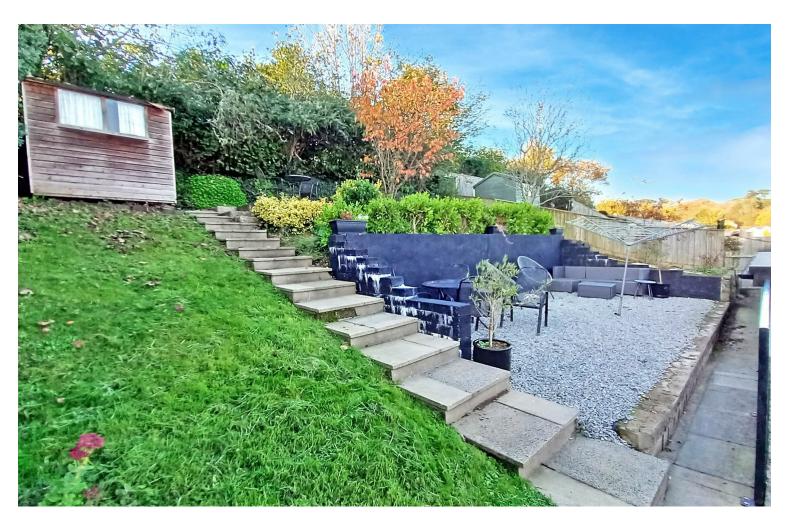
EPC Rating

Tenure Freehold

Viewings

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





Room list:

Entrance Hall

Open Plan Living Room/ Dining/Kitchen 6.30m maximum x 5.44m maximum (20'8" maximum x 17'10" maximum)

Utility 2.44m x 2.06m (8 x 6'9")

Master Bedroom 3.35m x 3.12m (11' x 10'3")

En-Suite 2.44m x 1.83m (8' x 6')

Bedroom 2 3.48m x 3.45m' (11'5 x 11'4')

Shower Room

2.34m maximum x 1.83mmaximum (7'8" maximum x 6'maximum)