

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



TOTAL FLOOR AREA: 811 sq.ft. (75.4 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 as to their operability or efficiency can be given.  
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## Well Presented Bungalow

2 Laurel Avenue, Bideford, EX39 3AZ

**£300,000**

- Detached Bungalow
- Open Plan Living Space
- Surrounding Gardens
- Double Glazing
- Immaculate Presentation
- Cul-de-sac Location
- Gas Radiator Central Heating
- Garage and Ample Parking
- Internal Inspection a Must!!!!

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

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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- 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 1.83mmmaximum  
(7'8" maximum x 6'maximum)

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

Council Tax band

C

EPC Rating

D

Tenure

Freehold

Viewings

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

