



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Directions

From Bideford Quay proceed up the High Street to the top where bear left. At a crossroads turn right onto Abbotsham Road, continuing straight through the crossroads with traffic lights, and after Bideford College on your left, turn left into Moreton Park Road. After a short distance turn right into Laurel Avenue where the property will be found on the right hand side.

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.

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Delightful Bungalow

22 Laurel Avenue, Bideford, EX39 3AZ

Guide Price

£210,000

- Mid Terraced Bungalow
- 2 Double Bedrooms
- Front and Rear Gardens
- PVC Double Glazing
- Conservatory
- Well appointed Kitchen
- Gas Central Heating
- Designated Parking
- Must be seen!!



- Room list:**
- Entrance Porch**
 - Entrance Hall**
 - Living Room**
4.17m x 3.66m (13'8" x 12')
 - Conservatory**
3.10m x 1.93m (10'2" x 6'4")
 - Bedroom 1**
3.56m x 3.30m (11'8" x 10'10")
 - Bedroom 2**
3.30m x 2.24m (10'10" x 7'4")
 - Bathroom**
2.13m max x 1.65m (7'82 max x 5'5")

Overview

22 Laurel Avenue is a delightful mid terraced 2 double bedroomed bungalow, set in a popular area of similar style properties, accessed off a pedestrianised walkway from the parking facility. The accommodation is PVC double glazed and gas centrally heated from a boiler in the airing cupboard, with modern fitments to both kitchen and bathroom. The conservatory to the rear of the bungalow provides additional living space.

Briefly the accommodation comprises of entrance porch, with space and plumbing for laundry appliances, leading to the entrance hall which has an airing cupboard, a well appointed kitchen with some integral appliances, a light and airy living room off which is the conservatory which overlooks the rear garden, 2 double bedrooms (one of which has fitted wardrobes, and a bathroom with a 3 piece white 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

Externally, to the front of the house is a southerly facing enclosed garden area, being lawned with a patio area and a small pond. The rear garden is again enclosed being on 2 levels, being decked paved and graveled with shrubs, bushes etc. Access is gained to a Workshop/Store 28'3" x 4'8" with power and lighting which also provides access to the designated parking area.

Services

All mains services available

Council Tax band

A

EPC Rating Band D

D

Tenure - Freehold

Freehold

Viewings

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

