



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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 House

6 Oaklands, Bideford, EX39 3HW

**£270,000**

- Semi Detached House
- Well Presented
- Conservatory
- Double Glazing
- Garage
- Ideal Family Residence
- Gas Radiator Central Heating
- Parking
- No Onward Sales Chain

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

## Directions

From Bideford Quay proceed in a westerly direction, going straight across a roundabout at the end of the old bridge, and at the next roundabout turn right proceeding uphill. Continue onwards, do not turn off until you see Blights Garage on your right, and Anglo Krempel on your left. Then turn right into Moreton Park Road, and take the 2nd left into Cedar Way, then proceeding into Oaklands where number 6 is identified on your left by a for sale board.

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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## Overview

Pleasantly set within a brick paved cul-de-sac of similar properties is this well presented modern double glazed and gas centrally heated semi-detached house, which will provide a comfortable family residence, being located in a popular residential area, within easy distance of schooling and nearby amenities.

Briefly the accommodation provides entrance porch with a quarry tiled floor, living room with a staircase to the first floor accommodation, a well appointed kitchen/diner with integral appliances, which leads on to the conservatory overlooking the rear garden. To the first floor are 3 bedrooms (2 with fitted wardrobes), and an attractive bathroom with a four piece suite including a shower cubicle.

## Services

All mains services available

Council Tax band  
C

EPC Rating Band C

## Tenure

Freehold

## Viewings

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



## Outside

To the front of the house is a garden area with a parking facility leading to the ATTACHED GARAGE with roller door, power and lighting, eaves storage and a rear personal door. The rear garden is fully enclosed and laid to lawn with an area of decking.

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

## Room list:

### Entrance Porch

### Living Room

5.41m x 3.96m (17'9" x 13')

### Kitchen/Dining Room

5.41m x 2.92m (17'9" x 9'7")

### Conservatory

3.56m x 2.74m (11'8" x 9')

### First Floor Landing

### Bedroom 1

3.40m x 3.00m (11'2" x 9'10")

### Bedroom 2

3.30m maximum x 3.00m (10'10" maximum x 9'10")

### Bedroom 3

3.00m maximum x 2.49m (9'10" maximum x 8'2")

### Bathroom

