

GROUND FLOOR



61 LAUREL AVENUE

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A must see bungalow!!!

50 Laurel Avenue, Bideford, EX39 3AZ

Guide Price

£245,000

- Immaculately Presented Bungalow
- 2 Generous Sized Bedrooms
- PVC Double Glazing
- Gas Fired Radiator Central Heating
- Well Appointed Kitchen
- En Bloc Garage
- Cul De Sac Location
- Southerly Facing
- Must Be Viewed!!

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

Call 01237 879797

or email bideford@phillipsland.com

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Room list:

Entrance Hall

Living Room

3.89m x 3.84m (12'9" x 12'7")

Kitchen

3.20m x 2.92m (10'6" x 9'7")

Bedroom 1

3.73m x 2.90m (12'3" x 9'6")

Bedroom 2

3.23m x 2.84m (10'7" x 9'4")

Shower Room

2.54m x 1.78m (8'4" x 5'10")

Overview

50 LAUREL AVENUE - an immaculately presented southerly facing end terraced 2 bedroomed PVC double glazed and gas centrally heated bungalow set within a popular cul-de-sac location, affording easy access to local amenities, and a regular bus service. The bungalow is presented to a high standard, and is thought by the selling agents to be ideally suited to provide a property suitable for a first time buyer, or alternatively those seeking a comfortable retirement residence. An early internal inspection is advised to avoid disappointment!!

Briefly the accommodation comprises of a welcoming entrance hall with a store cupboard and access to the loft space, a southerly facing living room with a feature fireplace, a well appointed kitchen, 2 generous sized bedrooms one with fitted wardrobes, and a shower room with a 3 piece suite which also has a recess with plumbing for a washing machine.

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.

Services

All mains services available

Council Tax band

A

EPC Rating

C

Tenure

Freehold

Viewings

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



Outside

To the front of the property is a garden area with shrubs, bushes etc., with ramped access to the entrance door. A gate to the side of the property leads via a covered area to the enclosed rear garden, comprising of a lawn and decked areas with an aluminium framed greenhouse and a timber store shed with power connected. Just a short distance from the property is an en bloc SINGLE GARAGE with the ability to park an additional vehicle to the front.