

GROUND FLOOR



61 LAUREL AVENUE

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 is to their operation or efficiency can be given.
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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!!

Directions

From Bideford Quay proceed up the High Street to the top. Turn left, then right onto Abbotsham road, continue over the traffic lights and past Bideford college on the left, taking the first turning on the left into Moreton Park Road. After a short distance turn right into Laurel Avenue, continue virtually to the end where number 50 will be found clearly identified by a number plate.

**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.