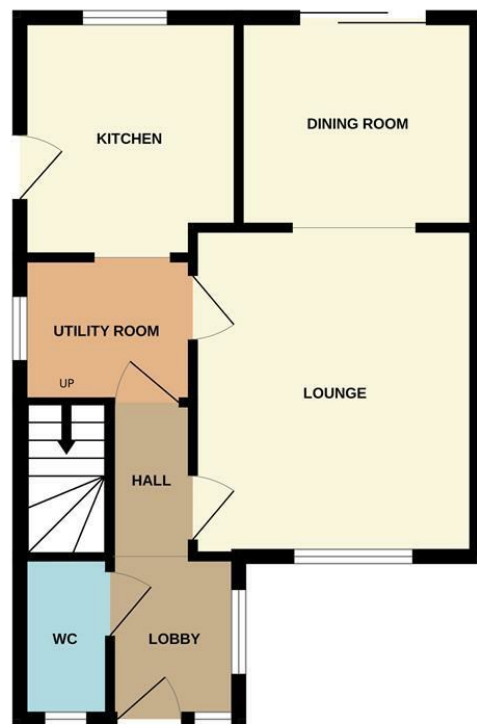
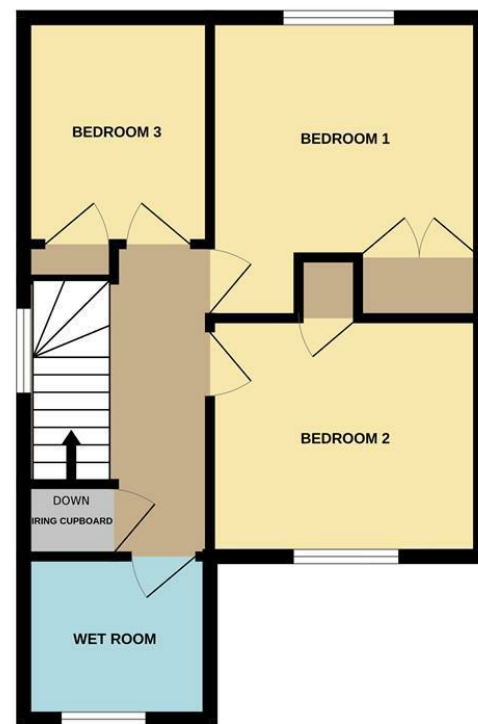


GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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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Spacious Modern Detached House

22 Kenwith View, Bideford, EX39 3RH

Guide Price

£285,000

- Detached Modern House
- Gas Fired Central Heating
- Garage and Parking
- Popular Residential Location
- 3 Bedrooms
- Southerly Facing Rear Garden
- PVC Double Glazing
- 2 Reception Rooms
- No Onward Sales Chain!!

Directions

From Bideford Quay proceed up the High Street. At the top bear left, and at a crossroads turn right onto Abbotsham Road. Continue onwards passing Bideford Hospital on your , through traffic lights, and then passing Bideford College on your left. Shortly thereafter (before a crossing) turn right into Lane Field Road, taking a turning on your left into Kenwith View. Proceed to the bottom of the cul-de-sac where the subject property is identified by a for sale board on your 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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Overview

22 Kenwith View is pleasantly set within the ever popular Londonderry Farm development, and is located at the head of a cul de sac. From the front elevation the PVC double glazed and gas centrally heated accommodation enjoys rural views over rooftops. Ideally suited to provide a comfortable family residence, this spacious modern house is offered to the market with no onward sales chain, and merits an early internal inspection to avoid disappointment!!

Briefly the accommodation comprises of entrance porch, lobby and hall with a WC off, a lounge with open access through to a dining room, which has sliding doors out onto the patio, a fitted kitchen and a utility area, whilst to the first floor are 3 generous sized bedrooms, each with integral wardrobes, and a wet room.

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

C

EPC Rating

C

Tenure

Freehold

Viewings

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



Outside

The property is set on a corner plot, with lawed gardens to front and side, with paved pathways. A tarmacadam driveway providing parking space leads to a SINGLE GARAGE approximately 18' x 8'2" with up and over door, power and lighting and eaves storage. A wooden side gate leads to the southerly facing enclosed rear garden, laid to a patio area and lawn, with a range of mature shrubs, bushes etc.



Room list:

Entrance Porch Lobby and Hall

Ground Floor WC

Lounge
3.91m x 3.43m (12'10" x 11'3")

Dining Room
2.84m x 2.51m (9'4" x 8'3")

Kitchen
2.87m x 2.62m (9'5" x 8'7")

Utility
2.03m x 1.75m (6'8" x 5'9")

Bedroom 1
3.58m maximum x 3.18m (11'9" maximum x 10'5")

Bedroom 2
3.35m x 2.84m (11'22 x 9'4")

Bedroom 3
2.67m x 2.29m (8'9 x 7'6")

Wet Room