



**52 Oaklands, Bideford, EX39 3HW**

**£280,000**

A well-maintained 3-bedroom link-detached home with garage and private driveway, set in a quiet Oaklands cul-de-sac. This spacious property includes a front-facing kitchen/diner, generous lounge, and a private rear garden,.

## Description

Nestled in the charming area of Oaklands, Bideford, this delightful link-detached house offers a perfect blend of comfort and convenience. Built in 1986, the property boasts a well-considered layout that is ideal for families or those seeking a peaceful retreat.

Positioned in a quiet cul-de-sac, the home enjoys a particularly private setting, with the rear garden backing onto mature trees—ensuring you're not overlooked and providing a pleasant, leafy backdrop.

The ground floor features a spacious kitchen/diner at the front of the property, ideal for everyday family life and entertaining. To the rear is a generously sized lounge, offering a relaxing space that benefits from direct views over the private garden.

Upstairs, the property offers three well-proportioned bedrooms, each providing a peaceful space for rest and relaxation. A family bathroom and separate WC are also located on the first floor, adding to the home's practicality.

Externally, the property benefits from a garage and private driveway, offering secure off-road parking and useful storage options.

The location in Oaklands is particularly appealing, with easy access to local amenities, schools, and green spaces. Bideford itself is a picturesque town, known for its rich history, riverside charm, and strong sense of community.

This well-maintained link-detached house presents an excellent opportunity for first-time buyers, growing families, or those looking to settle in a friendly and convenient neighbourhood. Don't miss the chance to make this lovely house your new home.

## Lounge 11'5" x 17'10" (3.49 x 5.44)



## Kitchen / Diner 10'8" x 17'9" (3.26 x 5.43)



## Bedroom 1 11'6" x 10'1" (3.53 x 3.08)



## Bedroom 2 10'2" x 10'7" (3.10 x 3.24)



### Bedroom 3 8'3" x 7'4" (2.54 x 2.26)



Seller's position - Vendors have found a property to purchase onwards

#### Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

### Bathroom



### WC

### Garage 17'11" x 11'7" (5.48 x 3.55)

#### Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the region of £950pcm, subject to any required works and compliance with legal obligations (accurate as of May 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

#### Information

Age - 1986

Tenure - Freehold

Heating - Gas Combi Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band C

EPC Rating - C 74 - Potential to be B 86

Nearest Primary School - West Croft (0.83m)

Nearest Secondary School - Bideford College (0.63m)

# Floor Plan

## Ground Floor



## First Floor

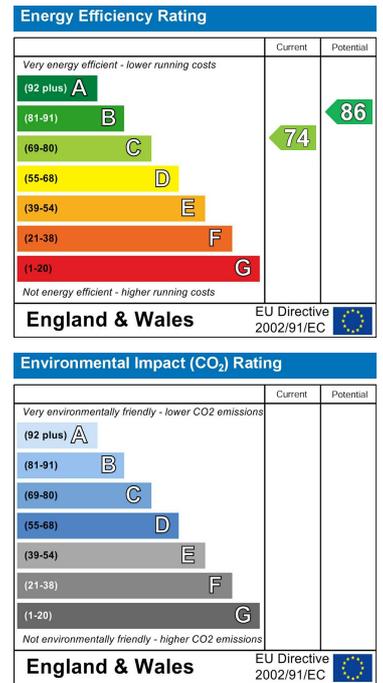


52 Oaklands, Bideford

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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