



**6 Oakdale Avenue, Swimbridge, EX32 0QW**

**£325,000**

This beautifully presented 2 bedroom semi-detached bungalow with garage, off-road parking and no onward chain features a spacious 19ft master bedroom with balcony and a modern open-plan kitchen/living space.



### Description

Tucked away on the edge of a popular village, this 2 bedroom semi-detached bungalow has been extensively updated by the current owners and now offers a home finished to an excellent standard throughout.

Designed for easy living, the property combines comfort with style, making it an ideal choice for anyone looking for a low-maintenance village home or a peaceful escape. Outside, there is a sun terrace to the front, an enclosed garden to the rear, along with a garage and driveway parking.

The accommodation is well laid out, with a master bedroom measuring an impressive 19ft and opening onto the front balcony, a spacious second bedroom, and a modern bathroom with shower over bath. To the rear, the open-plan kitchen and living area creates a superb entertaining space with views across the garden.

A beautifully improved bungalow in a sought-after setting — early viewing is strongly advised.

### Kitchen/Living Room 20'2" x 15'2" (6.17 x 4.64)



### Bedroom 1 19'0" x 11'0" (5.81 x 3.36)



### Bedroom 2 14'9" x 9'5" (4.51 x 2.88)



### Bathroom



### Garage 10'5" x 8'2" (3.20 x 2.50)



### Information

Age - 1978

Tenure - Freehold

Heating - Mains Gas Central Heating via Combi Boiler

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - C- 74

Nearest Town - Barnstaple - 4.6 miles

Nearest Bus Stop - 0.3 miles in Bakery Way  
Nearest Pub - 0.28 miles to The Jack Russell Inn  
Seller's position - No onward chain

### Rental Potential

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to be in the region of £1150pcm, subject to any required works and compliance with legal obligations (accurate as of September 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.

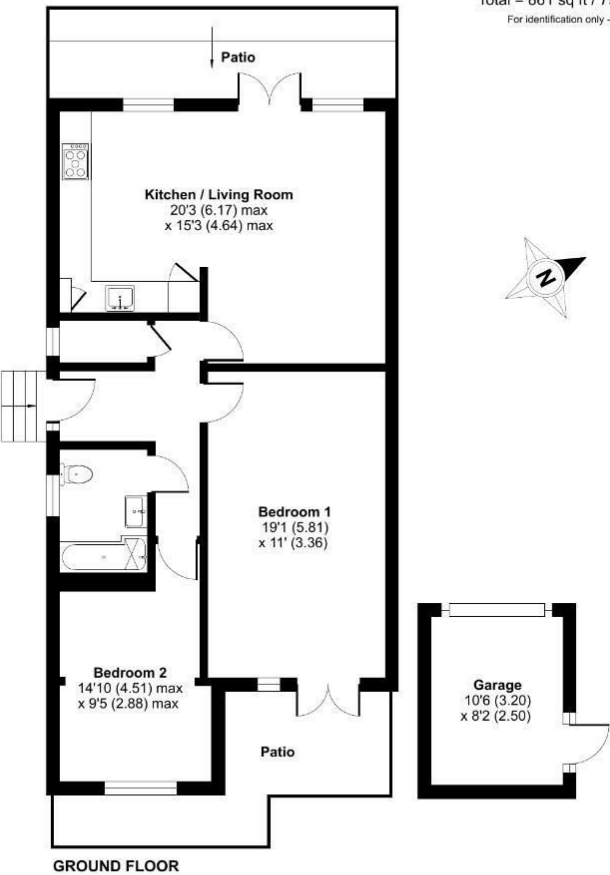
### Note

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. Some of the photos may have been edited or computer generated.

Floor Plan

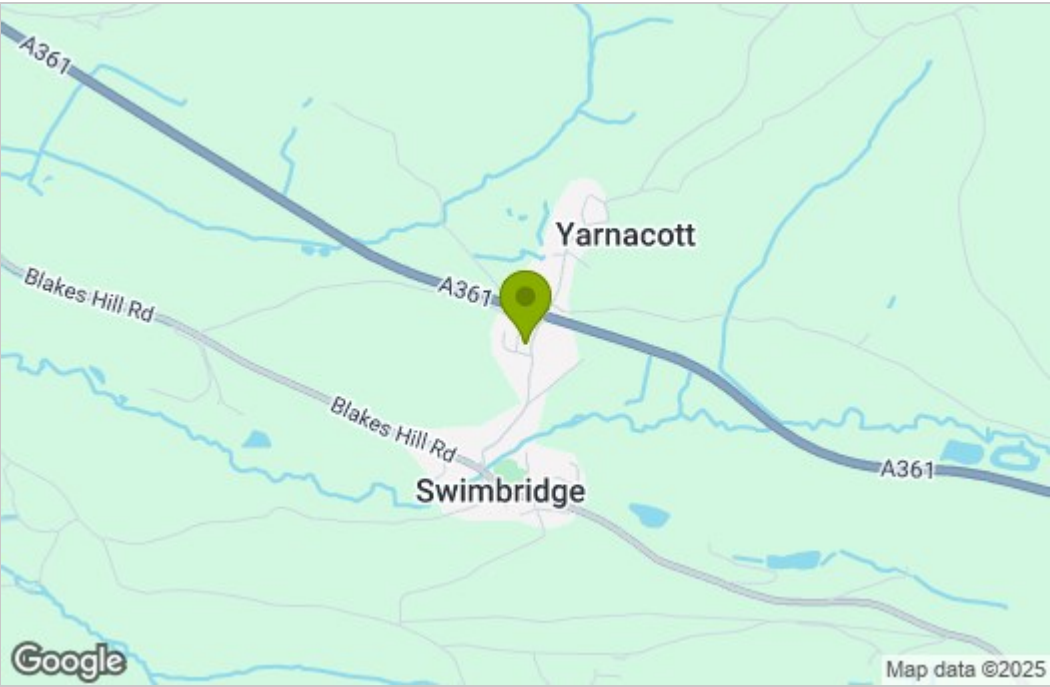
Oakdale Avenue, Swimbridge, Barnstaple, EX32

Approximate Area = 775 sq ft / 71.9 sq m  
Garage = 86 sq ft / 7.9 sq m  
Total = 861 sq ft / 79.8 sq m  
For identification only - Not to scale

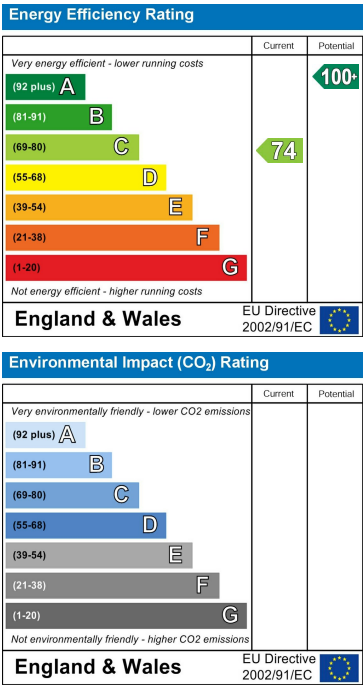


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Springfield (UK) Ltd (Collyers Properties). REF: 1357287

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Suite 103 Artavia House, Barnstaple, Devon, EX32 8HG  
Tel: 01271377237 Email: enquiries@collyers.biz  
78 Fore Street, KINGSBRIDGE, Devon, TQ7 1PP