

**45 OAKLANDS, BIDEFORD, EX39 3HW**

**£255,000**

A 3 bedroom link detached house offering neutrally decorated accommodation including a comfortable lounge & kitchen/diner with the benefit of recently installed uPVC double glazed windows together with gas central heating, low maintenance rear garden, garage & driveway parking.

This comfortable & well presented link detached house lies within Oaklands, a popular residential area conveniently situated with local schools & amenities being within easy reach, making this an ideal family home.

The accommodation will be found in good condition throughout, having been repainted in neutral tones together with having newly laid carpets within the past 2 years. Furthermore, the majority of windows have been replaced with new uPVC double glazed units, installed April 2023 whilst the gas central heating is via a Worcester boiler.

Entering via a useful porch, the ground floor comprises of spacious lounge with an open staircase to the first floor rooms whilst the kitchen/diner is positioned to the rear of the house, with French doors out to the garden.

To the first floor are 3 bedrooms and family bathroom, including bath with shower over. Of the bedrooms, two are double rooms the 3<sup>rd</sup> bedroom has a single built-in wardrobe.

Externally the rear garden is fully enclosed and designed for ease of maintenance, laid to patio & stone chippings whilst to the front, the lawn provides scope to create additional parking alongside the driveway if desired.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (73)  
**Council Tax:** BAND C (£2357.71) per annum)



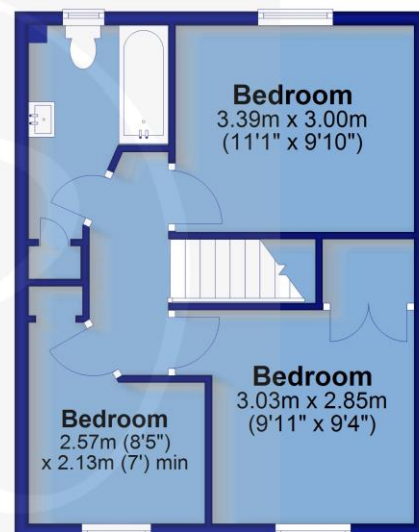
### Ground Floor

Approx. 54.7 sq. metres (589.1 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.