



11 SHAMWICKSHIRE CLOSE, BIDEFORD. EX39 4RJ – GUIDE £265,000

A beautifully presented detached bungalow, quietly positioned in a sought-after cul-de-sac, offering two double bedrooms, a private west-facing garden, garage and driveway parking. Available with no onward chain, this delightful home is ideal for those seeking comfortable, low-maintenance living in a peaceful location.





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Shamwickshire Close is located within 'East The Water' a suburb of Bideford that, as the name describes, is on the eastern bank of the River Torridge to the main town. East The Water offers a variety of amenities including its own shops, community centre and playing fields, hotel, pub and well regarded primary school. Chudleigh Fort and park is located close by and commands great views over Bideford and the 2 bridges. Also to hand is the Tarka Trail which is most popular with walkers and cyclists.

Approximately a mile or so away is the main town centre of Bideford which offers a far wider variety of facilities and amenities.

There is easy access to the North Devon Link Road, North Devon's principle town of Barnstaple (approx. 10 miles) and the local seaside resort of Westward Ho! with its long sandy beach and adjoining championship golf course approx. 3 miles.

SERVICES: All mains services. Gas fired central heating. UPVC double glazed windows.

COUNCIL TAX: Band C

TENURE: Freehold

DIRECTIONS TO FIND: From Bideford Quay proceed over the old bridge and go straight across the mini roundabout and under the old railway bridge, of the Tarka Trail. Follow the road (Torrington Lane) up the hill almost to the very top and take the left-hand turn into Ayres Close. Proceed through Ayres Close and once through the brick pillared entrance bear right into Shamwickshire Close and the property will be found in the cul de sac on your left near the bottom with for sale board and number displayed.

The accommodation is at present arranged to provide (measurements are approximate):-

UPVC double glazed door into:

ENTRANCE HALL: Radiator and fitted carpet. Hatch to the loft space and shelved airing cupboard housing the hot water tank.

KITCHEN: 3.07m x 2.23m Working surface incorporating one and a half bowl single drainer, stainless steel sink unit with tiled splashback. Four ring gas hob with extractor fan above and oven below. Cupboards and drawers with matching wall units, space and plumbing for washing machine. Cupboard housing the gas fired Glow Worm boiler. Radiator and fitted carpet.

LIVING/DINING ROOM: 5.29m x 3.84m Log effect electric fire with marble hearth, wood mantle piece and surround. Two radiators and fitted carpet. Double glazing doors opening onto the decking area in the rear garden.

BATHROOM: White suite incorporating bath with shower mixer tap, low-level dual flush WC and wash basin. Tiled splashback radiator and fitted carpet. Extractor fan.

BEDROOM ONE: 3.47m x 2.99m Fitted mirror fronted sliding door wardrobes, radiator and fitted carpet. **ENSUITE:** Fully tiled shower cubicle, low level dual flush WC and wash basin with tiled splashback. Radiator and fitted carpet. Extractor fan.

BEDROOM TWO: 3.09m x 2.96m Radiator and fitted carpet.

OUTSIDE: To the front of the property is a pretty, well looked after garden area with lawn, colourful flowers and mature bushes having steps up to the front door. There is an adjacent driveway leading to the **GARAGE** 5.29m x 2.61m having an up and over door, power and light with overhead storage. A side pedestrian gate leads to the private west facing **REAR GARDEN** having a sloping lawn boarded by attractive bushes, small trees, flowerbeds, stone chippings and a decking area coming off the living room. There is also a garden shed and a second side pedestrian gate.



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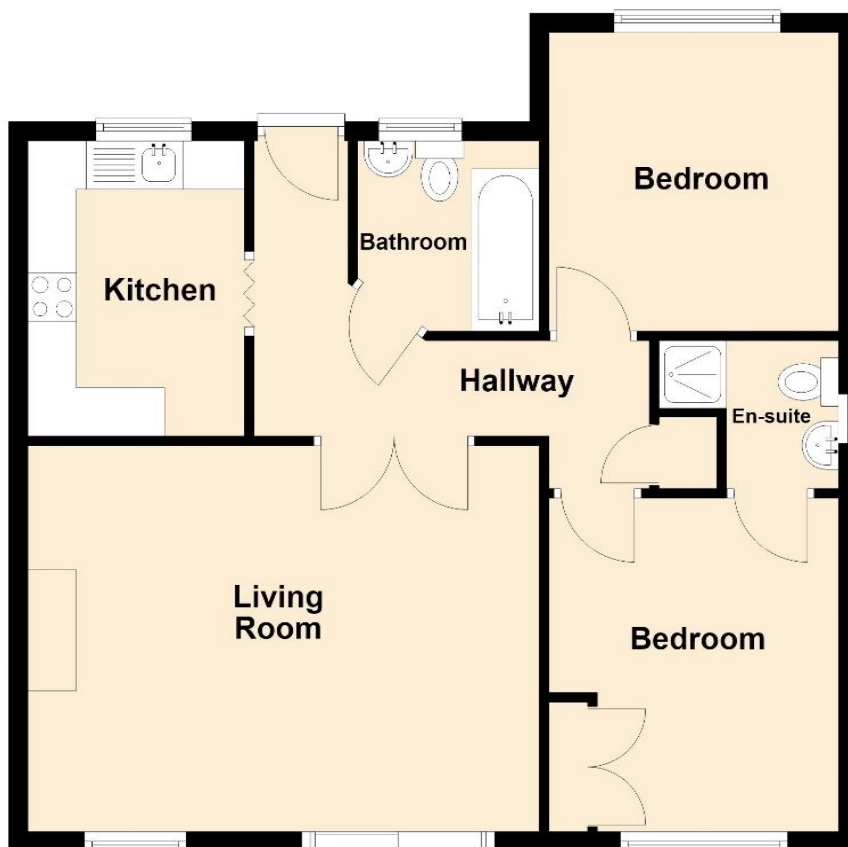
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Total area: approx. 63.4 sq. metres (681.9 sq. feet)

FOR IDENTIFICATION ONLY NOT TO SCALE

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The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS – It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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