



25 Brennacott Road, Bideford, EX39 3EZ

Price Guide £199,950

- Quiet Tucked Away Location
- Well Presented Throughout
- Well Planned Living Accommodation
- Close To Amenities
- Large, Level Rear Garden
- Modern Finishes
- No Chain!
- Must See!

## 25 Brennacott Road, Bideford EX39 3EZ

Nestled along the quiet and tucked-away Brennacott Road in Bideford, this charming two-bedroom terraced bungalow offers the perfect blend of comfort, and modern living. Step inside to discover a beautifully finished interior that immediately feels warm and inviting. The spacious living areas create a welcoming atmosphere, ideal for relaxing or entertaining. The modern, well-appointed kitchen is a real highlight—thoughtfully designed with contemporary fittings and ample storage. The property also features a stylish bathroom suite and two spacious bedrooms. To the rear, a generous garden provides an excellent space for outdoor living, whether you're entertaining guests, gardening, or simply enjoying the sun. With its attractive features, comfortable layout, and tranquil setting, it's sure to appeal to a wide range of buyers. Don't miss your chance to make this wonderful property your new home.



Council Tax Band:



## Location

Set on the River Torridge, Bideford is a historic North Devon market town known for its charm, character, and coastal beauty. The town offers a great mix of independent shops, cafés, and pubs, with stunning beaches such as Westward Ho! and Instow just minutes away. The Tarka Trail passes through Bideford, providing scenic walking and cycling routes, while the A39 offers quick links to Barnstaple, Exeter, and the M5. Combining a relaxed lifestyle with excellent local amenities and connections, Bideford is the perfect base to enjoy everything North Devon has to offer.

## Entrance Hall

### Bedroom One

12'2" x 11'1"

### Bedroom Two

10'11" x 7'11"

### Lounge

13'10" x 12'1"

### Kitchen

11'1" x 7'8"

## Outside

The generous garden is a standout feature, accessed directly from the lounge. A decked terrace provides the perfect spot for relaxing or entertaining, leading on to a lawn with well-kept bedding areas. At the top of the garden sits a useful shed for storage. To the front of the property, steps lead up to the entrance with space for potted plants and a small lawn ideal for colourful flowers.

## Services

All mains services connected, gas fired central heating.

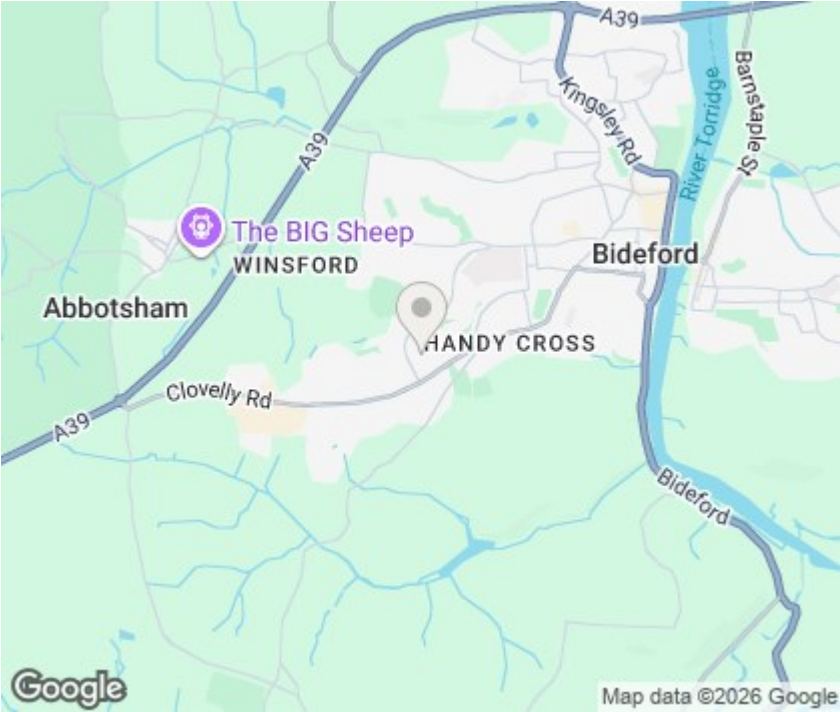
Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 900 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.



## Directions

From our office on the quay, turn left up the high street following it to the top. At the junction take a left over the pedestrian crossing, taking the next right along Abbotsham Road. Pass Bideford College on your left and take the next left onto Moreton Park Road. Follow the road passing the shop on your left and take the left turn onto Brennacott Road, follow the road around where the property will be found on your left hand side.



## Viewings

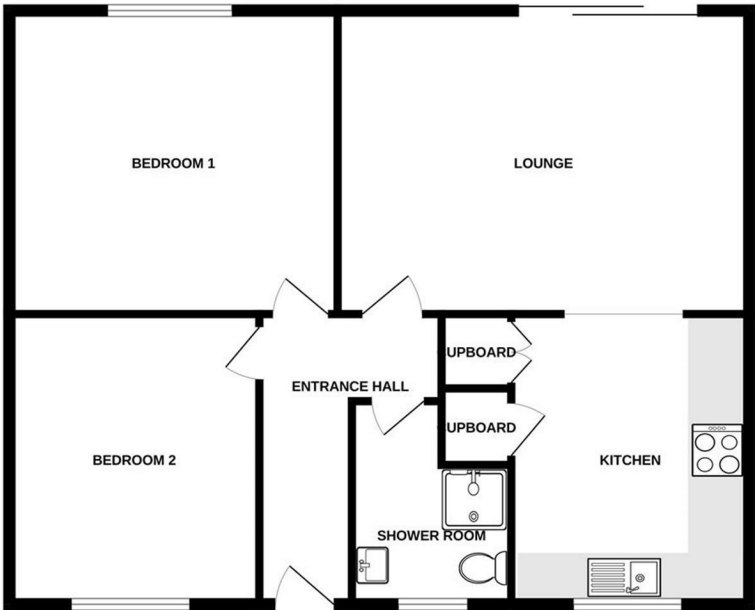
Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 56                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

## GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such for 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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