



**41 KAREN CLOSE, BIDEFORD, EX39 4PQ**

**£195,000**

A fantastic 2 bedroom end terraced bungalow, being well presented throughout and providing stylish open plan living with neutral décor comprising a modern kitchen, bathroom and low maintenance enclosed south facing rear garden.

This 2 bedroom end terraced bungalow offers light & airy neutrally decorated accommodation having been recently renovated and benefitting from modern fixtures and fittings as well as gas central heating & uPVC double glazed doors & windows throughout.

Designed with open plan living area at the rear of the bungalow, taking full advantage of the south facing rear aspect and giving access out to the level garden. This generous room offers an abundance of natural light with plenty of space for living & dining room furniture together with a modern kitchen offering a range of soft closing cupboards & drawers with built-in oven, hob and stylish extractor cooker hood.

Each of the 2 bedrooms are of a comfortable size and will accommodate a double bed alongside wardrobes and chests of drawers as necessary.

The spacious bathroom comprises a bath with tiled walls, vanity wash basin & WC together with heated towel rail and extractor fan. A cupboard off the hallway, provides useful storage space.

Enjoying a south facing aspect, the level rear garden is fully enclosed with patio area and artificial grass whilst useful side gated pedestrian access which is large enough to accommodate a small shed if desired

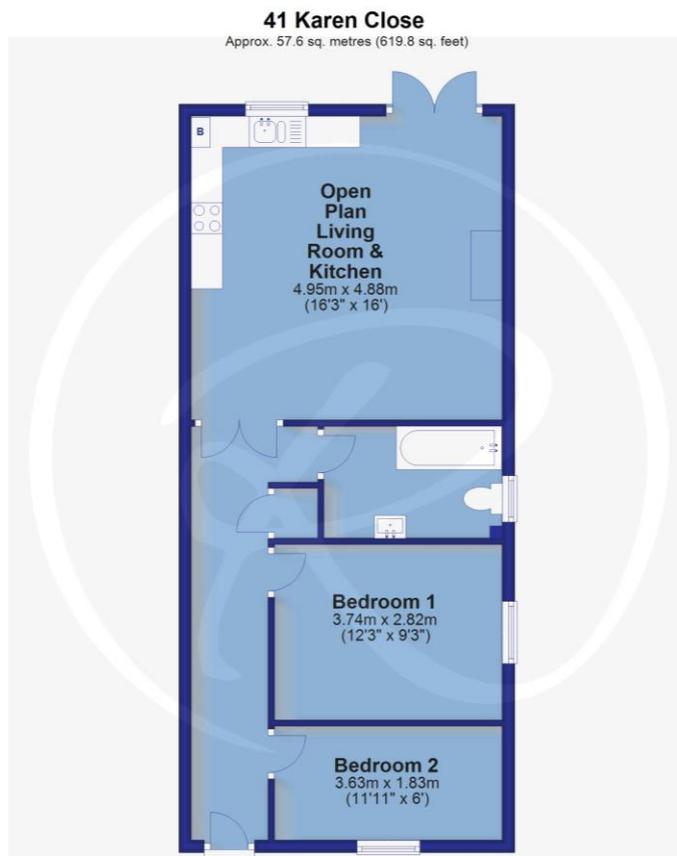
### Location

A quiet residential cul-de-sac with a green in front and no passing vehicular traffic. A regular bus service provides access to the town centre, Barnstaple and neighbouring villages. The nearest bus stop is located on Broadlands; a short distance from the property.

**Services:** All mains services are connected

**Energy Performance Certificate:** C (74)

**Council Tax:** 'BAND A' (£1,683.35 per annum)



Total area: approx. 57.6 sq. metres (619.8 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.