

# Regency

ESTATE AGENTS



**3 ORCHARD GARDENS, BIDEFORD, EX39 2QZ**

**£295,000**

Tucked away in a quiet cul-de-sac yet within walking distance of Bideford town centre and Victoria Park, this spacious 3/4 bedroom semi-detached bungalow offers versatile accommodation, with lounge & garden room, attractive west-facing garden, driveway parking and garage/work-craft room.

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Tucked away in a quiet cul-de-sac, this well-proportioned 3/4 bedroom semi-detached bungalow enjoys a convenient location within easy walking distance of Bideford town centre, Victoria Park & a range of everyday amenities.

The versatile accommodation includes a comfortable lounge with gas fire, a well-appointed kitchen and a delightful garden room overlooking the rear garden. There are 3 bedrooms together with a further flexible room, ideal as a fourth bedroom, dining room, study or hobby room, complemented by a stylish modern shower room.

The property benefits from uPVC double glazing and gas-fired central heating throughout.

Outside, the attractive front garden is complemented by a brick-paved driveway providing off-road parking and access to the attached garage. The garage has been thoughtfully divided to create a useful workshop or craft room whilst retaining practical storage.

The enclosed west-facing rear garden is a particular feature, enjoying a good degree of privacy with a lawn, paved patio and established flower beds and borders, providing an attractive setting for relaxing or entertaining.

An excellent opportunity to acquire an adaptable bungalow in a peaceful yet highly convenient location.

**Services:** All mains services are connected  
**Energy Performance Certificate:** D (66)  
**Council Tax:** BAND B (£2,063.00 per annum)  
**NO ONWARD CHAIN**



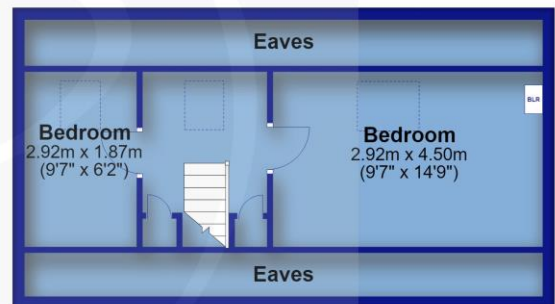
### Ground Floor

Approx. 86.5 sq. metres (930.6 sq. feet)



### First Floor

Approx. 32.3 sq. metres (348.1 sq. feet)  
 (excluding Eaves)



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.