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Buy. Sell. Let.
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GROUND FLOOR
877 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.4 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by 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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35 Kenwith View

Bideford, Devon EX39 3RH

Offers In Excess Of

£300,000

- Detached Modern Bungalow
- 3 Double Bedrooms
- PVC Double Glazing
- Gas Radiator Central Heating
- Detached Garage and Parking
- Cul-De-Sac Location
- Popular Residential Location
- An Ideal Retirement Property
- Must Be viewed!!

Directions

From Bideford Quay, proceed up the High Street, bearing left at the top. At the crossroads, turn right onto Abbotsham Road and continue, passing Bideford Hospital on your right. Proceed through the traffic lights and past Bideford College on your left. Shortly thereafter, just before the pedestrian crossing, turn right into Lane Field Road. Continue along this road and take the third turning on your left into Kenwith View. Proceed towards the end of the cul-de-sac, where the property will be found on your left-hand side, clearly identified by a

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

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35 Kenwith View is a well-presented, traditional detached bungalow, pleasantly situated towards the head of a highly sought-after cul-de-sac in a popular residential location. Offering well-proportioned, single-storey accommodation, the property benefits from PVC double glazing and gas-fired radiator central heating throughout. In the opinion of the selling agents, this delightful bungalow would be ideally suited as either a family home or a comfortable retirement residence. An early internal viewing is highly recommended to fully appreciate all that this attractive property has to offer.

The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, providing access to all principal rooms. The well-proportioned, west-facing living room enjoys pleasant views over the rear garden, with sliding patio doors providing direct access outside.

The well-appointed kitchen is fitted with an attractive range of high-gloss units offering ample storage, together with integrated appliances and additional space for freestanding appliances. There are three generously sized double bedrooms, one of which features a delightful bay window, together with a well-appointed shower room.

To the front of the bungalow is an open-plan lawned garden, together with a tarmacadam driveway providing off-road parking and leading to the DETACHED GARAGE (17'5" x 8'3"), which benefits from a roller door, power, lighting, eaves storage and a pedestrian door to the rear.

A particular feature of the property is the generously sized, enclosed and level rear garden, which offers an attractive combination of lawned and paved areas, complemented by an established variety of mature shrubs, bushes and trees. A timber summerhouse and garden shed provide additional outdoor amenities, making this a delightful space for relaxation and enjoyment.

Services
All Mains Services Available

Council Tax band
C

EPC Rating
D

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Room list:

Entrance Porch and Hall

Living Room
6.17m x 4.37m (20'3" x 14'4")

Kitchen
3.43m x 2.44m (11'3" x 8')

Bedroom 1
3.43m maximum x 3.40m (11'3" maximum x 11'2")

Bedroom 2
3.43m maximum x 2.67m (11'3" maximum x 8'9")

Bedroom 3
2.49m x 2.39m (8'2" x 7'10")

Shower Room
2.08m x 1.68m (6'10" x 5'6")

Location

Bideford is a popular historic market town and working port, attractively situated on the banks of the River Torridge. The town offers a wide range of everyday amenities, including a variety of shops, educational facilities catering for all ages, and an excellent selection of leisure and recreational opportunities.

The renowned Tarka Trail, a popular walking and cycling route, passes through the town and provides delightful views of the river and surrounding countryside.

The A39/Atlantic Highway offers convenient access to Barnstaple, North Devon's regional centre, which provides the area's principal shopping, business and commercial facilities, together with a comprehensive range of additional amenities.

