



35 OAKLANDS, BIDEFORD, EX39 3HW

£270,000

A well maintained three-bedroom house in a popular location, featuring a bright lounge, modern kitchen/diner, enclosed garden, garage and driveway. Benefits include gas central heating and uPVC double glazing, making this an excellent family home opportunity.

Oaklands is a popular and convenient residential area, with schools and local amenities close at hand, making this an ideal starter or family home.

No.35 is well maintained and presented in good condition, benefitting from uPVC double glazing and gas central heating.

The accommodation begins with a practical porch, ideal for coats and shoes, leading into the hallway with staircase rising to the first floor and door into the comfortable lounge which overlooks the front of the property. The adjoining kitchen/diner provides a range of cupboards and drawers, with ample space for appliances and dining furniture, and leads to the rear garden.

Upstairs, there are three bedrooms - two of which are doubles. The bathroom is well appointed with a bath & separate shower enclosure.

The property enjoys an attractive rear garden, featuring a large patio area as well as gravel proving a blank canvas and being easy to maintain & complemented by a raised flower bed well stocked with various plants & shrubs.

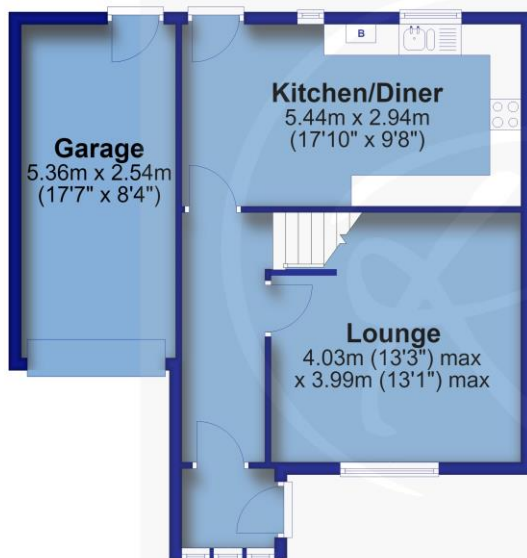
A garage with power, light, and overhead storage, together with extensive driveway parking, completes this appealing home.

Services: All mains services are connected
Energy Performance Certificate: TBC
Council Tax: BAND C (£2,357.71 per annum)



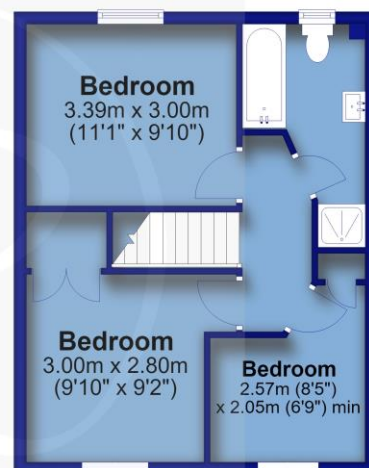
Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 93.6 sq. metres (1007.5 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.

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