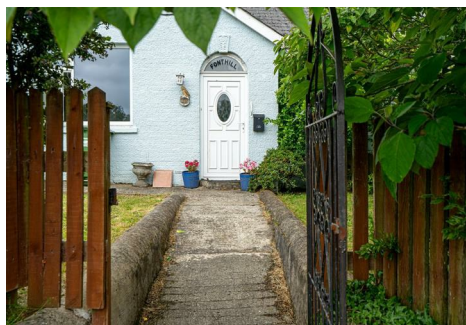




10 Mines Road, Bideford, EX39 4BZ

£325,000

- No Chain!
- Two Double Bedrooms
- Deceptively Spacious Accommodation
- Residential Location
- 200ft Long Rear Garden
- Three Reception Rooms
- Two Shower Rooms
- Must See!

10 Mines Road, Bideford EX39 4BZ

10 Mines Road is a spacious semi-detached bungalow occupying a generous and desirable plot, close to amenities and a primary school. The accommodation offers excellent versatility, comprising three reception rooms, two of which enjoy direct access to the delightful rear garden, along with two bedrooms, two shower rooms, and kitchen. Set back from the road, the property benefits from an attractive frontage with a lawned garden and mature shrub borders, creating a welcoming approach. To the rear, a private and established garden provides a peaceful outdoor retreat, featuring a substantial garden shed, two ornamental ponds, and a variety of fruit trees including apple, pear, plum, and cherry.

Offering ample living space both inside and out, this charming home presents an excellent opportunity to create a wonderful residence.



Council Tax Band: B



Hallway

Welcomes you into the home.

Dining Room

14'7" x 11'4"

At the front of the property overlooking the front lawn and offering ample room for dining.

Kitchen

12'5" x 10'6"

Equipped with hand and eye level units, a sink with drainer and filter tap, free standing oven and space for a washing machine.

Lounge

17'2" x 11'1"

A delightful light and airy lounge at the rear of the property, with sliding doors opening out onto the garden.

Sitting Room

17'8" x 11'3"

A further spacious sitting room offering a versatile space, also with sliding doors out onto the garden and a sky light allowing light to flood the room.

Shower Room

11'6" x 3'4"

A jack and jill shower room accessed via the sitting room or bedroom two, comprising a walk in shower, low level WC and wash hand basin.

Bedroom Two

11'0" x 10'5"

Double bedroom in the middle of the bungalow.

Bedroom One

12'6" x 11'1"

A further double bedroom at the front of the property.

Outside

The rear o.....

Brick built shed in garden is 4.75m x 2.67m. Shed/lean to on the side is 4.15m x 1.98m.

Viewings

Services

Mains connected electric, water and gas. Septic Tank drainage.



Directions

From our office on the Quay, continue across The Long Bridge to East of the Water. At the mini roundabout, continue straight ahead and proceed up the hill, when you get to the mini roundabout at the top of the hill take the first left onto Mines Road where the property will be located after a short distance on the left hand side.



Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 items, windows, doors 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 for any prospective purchase. 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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