

Regency

ESTATE AGENTS



22 LAUREL AVENUE, BIDEFORD, EX39 3AZ

£195,000

A 2 bedroom bungalow offering well presented accommodation including modern kitchen, lounge & conservatory together with the benefit of gas fired central heating & uPVC double glazing together with low maintenance front & rear gardens and off road parking space.

regencyestateagents.com | info@regencyestateagents.com 01237 422433

Laurel Avenue is a quiet, no-through road located on the outskirts of Bideford town centre, offering convenient access to a range of everyday amenities just a short drive away. For dog owners and walking enthusiasts, the nearby Moreton Park Woods is an added bonus.

No. 22 is presented in excellent condition, featuring uPVC double glazing and gas central heating throughout. The property provides comfortable and well-planned accommodation, including a modern kitchen, a spacious lounge, and a bright conservatory—ideal as a dining area or additional reception space.

There are two well-proportioned double bedrooms, overlooking the front and rear gardens respectively, along with a well-appointed bathroom.

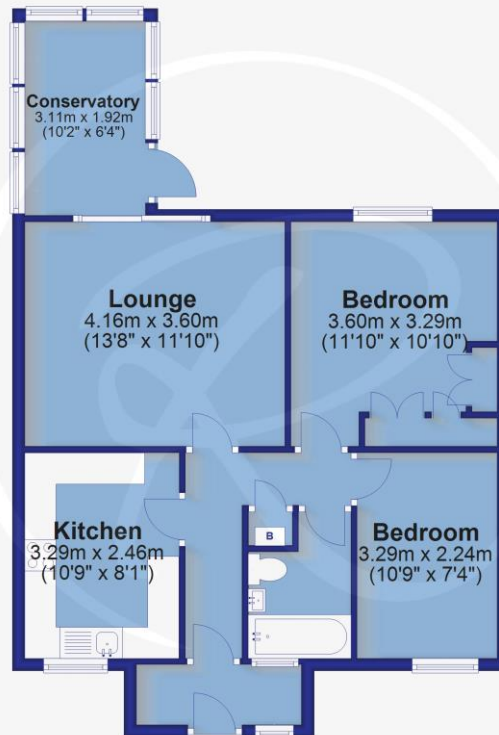
A pedestrian pathway leads to the bungalow, with an enclosed front garden, which is laid to lawn with a patio seating areas and enhanced by an array of flowering shrubs and bushes.

The rear garden is arranged over two tiers, offering further seating options and a practical lean-to storage shed, with gated access to a designated parking space.

Services: All mains services are connected
Energy Performance Certificate: D (68)
Council Tax: BAND A (£1,768.28 per annum)



Approx. 61.7 sq. metres (664.0 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

rightmove

The Property Ombudsman

