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Changing Lifestyles

20 South Avenue
Bideford
Devon
EX39 4RB

Asking Price: £240,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

20 South Avenue, Bideford, Devon, EX39 4RB

A BEAUTIFULLY RENOVATED BUNGALOW IN A PEACEFUL SETTING WITH A GARAGE



- 2 Bedrooms
- Light and airy Living Room with large garden window & woodburning stove
 - Modern, well-equipped Kitchen
 - Contemporary Shower Room with walk-in double enclosure
 - Landscaped rear garden with central lawn, colourful planting & paved pathways
 - Quiet setting within a small enclave of similar bungalows
 - Garage to the rear with additional parking space in front



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Overview

Tucked away in a quiet and attractive corner of Bideford, this thoroughly renovated and beautifully presented end-terrace bungalow forms part of a small development of similar homes, creating a welcoming and peaceful setting. Approached via a pedestrian walkway with a pretty green to the front, the neighbourhood has a real sense of charm. To the rear of the property, a Garage provides both secure parking and storage. The garage is directly accessible from the garden, and has a designated parking space in front which is included in the deeds.

Inside, the bungalow has been transformed by the current owners to create a stylish and comfortable home. The light-filled Living Room is a highlight, with a large window framing views of the garden and a woodburning stove providing a cosy focal point for the colder months. The Kitchen is both practical and modern, fitted with a built-in oven and hob with extractor, a range of cupboards and drawers and space for everyday appliances including a fridge/freezer, washing machine and tumble dryer.

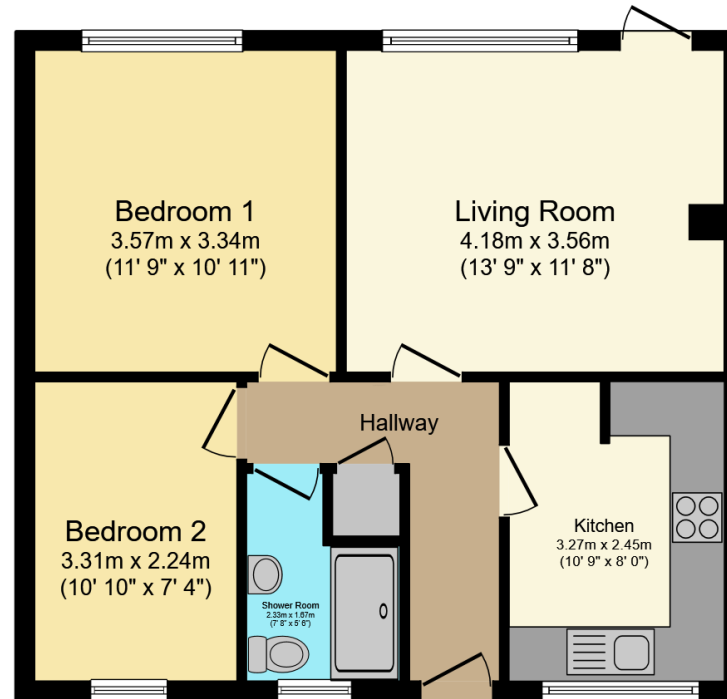
The newly fitted Shower Room adds a sleek, contemporary touch with its walk-in double shower enclosure, cabinet mounted sink and close coupled WC. There are 2 well-proportioned Bedrooms, both beautifully decorated and presented to the same high standard as the rest of the home.

The rear garden has been thoughtfully landscaped to provide an inviting outdoor retreat, complete with a neat central lawn, an array of colourful plants and shrubs and paved pathways that wind through the space towards the garage and rear access.

Offering a combination of peace, practicality and modern style, this wonderful bungalow would make a superb forever home and we strongly recommend arranging a viewing to fully appreciate all that it has to offer.

Council Tax Band

A - Torridge District Council



Floor Plan

Floor area 53.1 sq.m. (572 sq.ft.)

Total floor area: 53.1 sq.m. (572 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Area Information

Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay proceed over the Old Bideford Bridge and upon reaching the mini roundabout, continue straight onto Torrington Lane. Continue to the top of the hill. Upon reaching the mini roundabout, take the first exit onto Mines Road. Bear right into Broadlands and take the first right hand turning into South Avenue. A pathway on your right hand side will give access to number 20 which will be clearly identified displaying a numberplate.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Devon

EX39 2PS

Tel: 01237 479 999

Email: bideford@bopproperty.com

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Score	Energy rating	Current	Potential
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81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

