



Bond
Oxborough
Phillips

Changing Lifestyles

8 Little Meadow Way
Bideford
Devon
EX39 3QZ

Guide Price: £255,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

8 Little Meadow Way, Bideford, Devon, EX39 3QZ

A WELL-PRESENTED DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms
- Bright & spacious Living Room
- Fitted Kitchen & Bathroom
- Driveway parking for 2-3 vehicles
- Detached Garage
- Enclosed, low-maintenance rear garden with attractive decked seating area
- Early viewing is highly recommended



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Tucked away on the ever-popular Londonderry Farm Estate and conveniently positioned close to the heart of Bideford, this well-presented 2 Bedroom detached bungalow offers comfortable single-level living with attractive gardens, off-road parking and the distinct advantage of having no onward chain. The property is approached via wooden gates opening onto a tarmac driveway providing parking for 2-3 vehicles and leading to a Detached Garage positioned neatly to the side of the home. To the front, a sloping lawn is complemented by a paved seating area enjoying a good degree of privacy, whilst an array of mature flowers and shrubs create an inviting first impression and enhance the property's kerb appeal.

Inside, the accommodation is well laid out and filled with natural light. The Entrance Hall provides access to the loft space and an airing cupboard housing the Worcester gas fired combination boiler. The Living Room is a bright and spacious area with a pleasant outlook over the rear garden and greenery beyond, offering ample room for both lounging and dining arrangements. A coal effect gas fire set upon a marble hearth with timber mantle creates an attractive focal point. The Kitchen is fitted with a range of wood effect base and eye-level units complemented by granite effect work surfaces with a built-in double oven, Bosch ceramic hob with extractor over, along with space and plumbing for additional appliances.

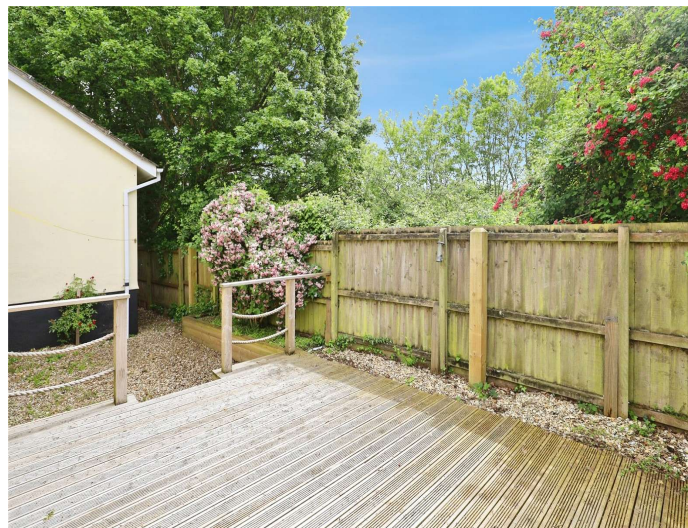
Both Bedrooms overlook the attractive front garden, with the principal bedroom being particularly generous in size, whilst the second bedroom remains a comfortable guest room, hobby room or study. The Bathroom is fitted with a 3-piece suite comprising a bath with shower over, WC and wash hand basin.

To the rear, the fully enclosed garden has been designed with ease of maintenance in mind and enjoys a lovely decked seating area ideal for outdoor dining and relaxation, leading onto a stone chipped garden space. A pathway behind the garage is bordered by mature leafy trees, creating a shaded and peaceful retreat during the warmer months.

Available for sale with no onward chain, this appealing bungalow is expected to attract strong interest and early viewing is highly recommended.

Council Tax Band

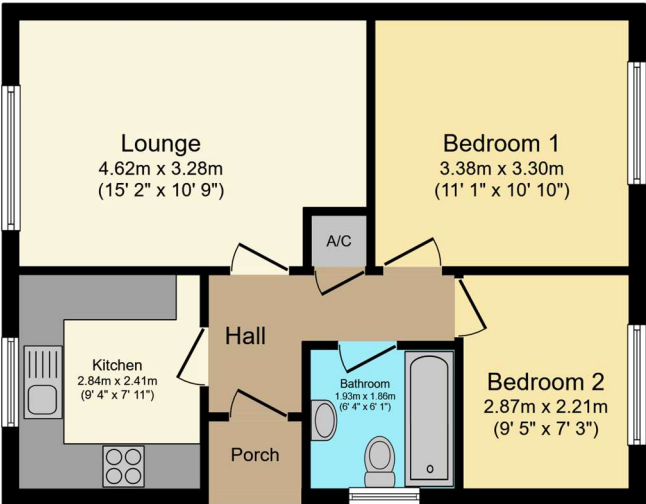
B - Torridge District Council



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Floor Plan

Total floor area: 50.4 sq.m. (542 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.ie



Directions

From Bideford Quay proceed in the direction of Torrington turning right onto High Street. Continue to the very top and turn left. Turn right onto Abbotsham Road. Continue along this road passing Bideford College on your left hand side. Take the right hand turning onto Lane Field Road and proceed along for a short distance before taking the right hand turning onto Gate Field Road. Continue on this road passing Ashplants Close and Ferndown Close on your right hand side. Bear right to where number 8 Little Meadow Way will be located on your right with a numberplate clearly displayed.

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If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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