



Bond
Oxborough
Phillips

Changing Lifestyles

7 Karen Close
Bideford
Devon
EX39 4PQ

Asking Price: £235,000
Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

7 Karen Close, Bideford, Devon, EX39 4PQ

AN EXTENDED BUNGALOW WITH A GARDEN, GARAGE & PARKING



- 2 Bedrooms
- Extended to the rear
- Approximately 65.7 sq. m. / 707 sq. ft.
- Spacious lounge opening into dining room
 - Well-presented fitted kitchen
- Enclosed rear garden with raised decking
 - Garage situated nearby en-bloc
- Additional parking space in front of garage



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A well-presented 2 Bedroom end-of-terrace bungalow offering versatile single-storey accommodation, a useful rear extension, attractive gardens and a nearby garage with additional parking space in front.

An Entrance Porch opens into the central Hallway, which provides access to the principal rooms. The Kitchen is positioned to the front of the property and is fitted with a range of matching wall and base units, work surfaces and space for the usual appliances.

The main Lounge is a comfortable and well-proportioned reception room measuring approximately 4.14m x 3.61m. From here, a broad opening leads through to the rear extension, which currently serves as a generous Dining Room. Measuring approximately 3.97m x 2.89m, this additional reception space enjoys an outlook over the garden and provides direct access to the raised decking, creating an excellent flow for entertaining and everyday living.

There are 2 Bedrooms, with the principal bedroom measuring approximately 3.61m x 3.33m and offering ample space for freestanding furniture. The second bedroom would work equally well as a guest room, home office or hobby space. A Bathroom completes the internal accommodation.

Outside, the property enjoys a pleasant enclosed rear garden with lawn, established planting and a variety of mature shrubs and plants. Immediately adjoining the property is a raised timber deck, providing an ideal area for outdoor seating and dining.

Further practicality is provided by a Garage situated nearby within an En-bloc arrangement, with an additional parking space directly in front.

With its extended living accommodation, 2 bedrooms, a garden and useful garage parking, this appealing bungalow warrants an internal viewing to fully appreciate the space and versatility on offer.

Council Tax Band

A - Torridge District Council

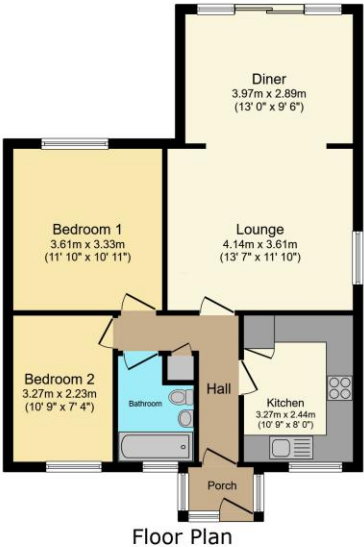
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Total floor area: 65.7 sq.m. (707 sq.ft.)

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed over the Old Bideford Bridge. Upon reaching the mini roundabout continue straight onto Torrington Lane. Continue to the top of the hill and upon reaching the mini roundabout, take the first exit onto Mines Road. Follow the road as it bears right onto Broadlands, and follow the road to near towards the end of the development, where Karen Close will be found signposted on your right. Number 7 is up the walkway toward Alverdiscott Road, the last property on your left.

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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