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Changing Lifestyles

35 Kenwith View
Bideford
Devon
EX39 3RH

Asking Price: £350,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

35 Kenwith View, Bideford, Devon, EX39 3RH

A BEAUTIFULLY RENOVATED DETACHED BUNGALOW



- 3 Bedrooms
- Generous, level plot with countryside views to the rear
 - Stylish Shower Room
 - Contemporary Kitchen
- Expansive Lounge / Diner with garden & woodland views
 - Enclosed rear garden with level lawn, ornamental tree, summer house & shed
 - Plentiful driveway parking & Garage



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Overview

Situated in a peaceful cul-de-sac on the highly sought after Londonderry Farm residential development, this stunning 3 Bedroom detached bungalow has been beautifully renovated and upgraded by the current owners.

The property occupies a generous, level plot with countryside views from the rear, providing a sense of space and tranquillity. A stylish composite front door welcomes you into a spacious Hallway with built-in storage, loft access and high-quality solid wood doors throughout. All 3 Bedrooms accommodate double beds, with the main bedroom enjoying a charming bay window that overlooks the neatly kept front lawn. The contemporary Shower Room is finished in grey tones and boasts a large cabinet mounted wash hand basin and a corner rainfall shower. The Kitchen is bright and inviting, fitted with cream cabinets and wood block style worktops, an oven and hob with extractor, plus space for a fridge / freezer, washing machine and dishwasher.

The expansive Lounge / Diner is the highlight of the home, offering a light and airy space that opens onto the rear garden which has woodland beyond - ideal for family living or entertaining. Outside, the fully enclosed garden features a level lawn with attractive borders, an ornamental tree, a summerhouse, a patio area and a useful storage shed. Additional benefits include plentiful driveway parking, a Garage, and the sense of community that comes with being in a development renowned for its well-kept homes and green spaces.

This is a fabulous opportunity for families or couples seeking a comfortable and stylish home in a highly desirable location.

Agents Notes

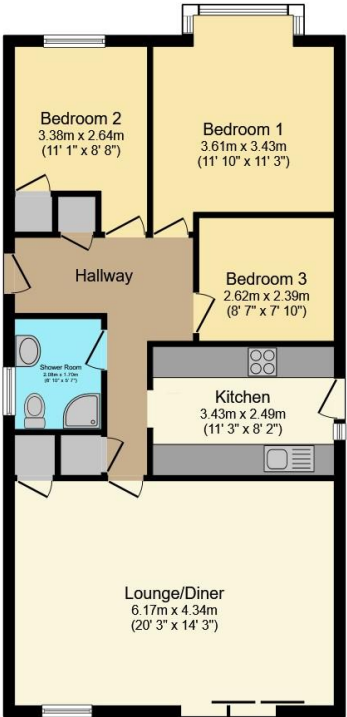
This house has all mains services connected.

The gas boiler is in the lounge cupboard.

The white goods and television are available for sale by separate negotiation.

Council Tax Band

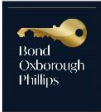
C - Torridge District Council



Floor Plan
Floor area 79.7 sq.m. (858 sq.ft.)

Total floor area: 79.7 sq.m. (858 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 out of the norm 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 in 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 very good regular bus services provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe with ease.

Directions

From Bideford Quay proceed up the High Street turning left at the very top before taking the right hand turning onto Abbotsham Road. Follow this road for approximately 1 mile before taking the right hand turning onto Lane Field Road. Continue through the development to where Kenwith View will be located on your left hand side. Follow the cul-de-sac all the way down to the bottom to where number 35 will be situated on your left hand side.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

