



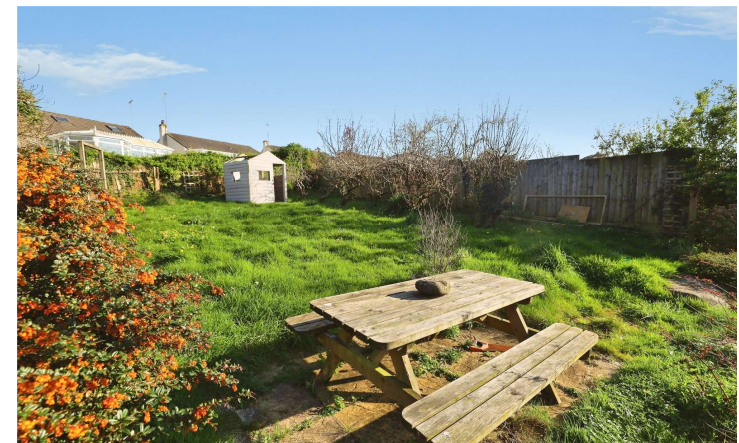
Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Laurel Avenue  
Bideford  
Devon  
EX39 3AZ

**Asking Price: £175,000 Freehold**

*Enhanced with A.I. for  
illustrative purposes*



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

3 Laurel Avenue, Bideford, Devon, EX39 3AZ

## A SPACIOUS BUNGALOW WITH A LARGE GARDEN, DRIVEWAY & GARAGE



- 2 Bedrooms
- Quiet cul-de-sac location
- Generous Living Room with large front-facing picture window
- Good-sized Kitchen overlooking the rear garden
- Private driveway & Attached Garage
- Large enclosed rear garden
- No onward chain



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

3 Laurel Avenue, Bideford, Devon, EX39 3AZ

## Changing Lifestyles

**Situated in a quiet and attractive cul-de-sac just off the ever-popular Moreton Park Road, this spacious semi-detached 2 Bedroom bungalow presents a wonderful opportunity for those seeking a well-proportioned home in a peaceful yet convenient location. Positioned on a particularly quiet road with very little passing traffic, the property is perfectly suited not only to downsizers but also to young or growing families looking for a safe and relaxed environment, with nearby woodland walks providing an ideal setting for children, dog walking and enjoying the outdoors.**

**The property enjoys excellent kerb appeal, with a neatly planted and low-maintenance front garden featuring a selection of ornamental trees and shrubs, while a private driveway to the side provides off-road parking for one vehicle and leads to an Attached Garage measuring an impressive 20' x 7'. The bungalow benefits from two separate access points, including a useful side hallway which offers space for a fridge/freezer, shelving and additional storage, and provides direct access through to the rear garden.**

**The main Entrance Hall welcomes you into the heart of the home where the accommodation is arranged in a practical and well-balanced layout. To the front of the property is a generously sized Living Room, filled with natural light from a large picture window overlooking the front garden and featuring a fireplace as a focal point. From here, sliding doors lead through to the Kitchen which is again of a good size and enjoys a pleasant outlook over the rear garden. There is ample space for a dining table, making it a sociable hub for family life, and the kitchen is fitted with a range of eye and base level cabinets with matching drawers, along with space and plumbing for a washing machine, space for a gas cooker and a wall-mounted gas fired combination boiler.**

**Both Bedrooms are comfortable doubles, with one enjoying views to the front and the other overlooking the rear garden. The rear-facing bedroom benefits from two built-in wardrobes with sliding louvre doors, providing excellent storage. The Bathroom is mostly tiled and comprises a bath with shower attachment, a dual flush WC, a pedestal wash hand basin and an airing cupboard housing the hot water tank.**

**To the rear of the property is a particularly impressive, fully enclosed garden, notable for its size when compared to other bungalows in the area. This is a real highlight of the home and offers a fantastic space for children to play, for families to entertain, or simply to relax and enjoy the outdoors. Steps lead up to a large, gently sloping lawn complemented by a patio area, established planting and foliage, and a couple of storage sheds which, while in need of attention, offer further potential.**

**Overall, this bungalow is larger than many others locally and is offered with the significant advantage of no onward chain, allowing for a straightforward and speedy purchase. While the property would benefit from some updating and redecoration, it is presented as a genuine blank canvas, ideal for buyers looking to personalise a home to their own tastes. Early viewing is highly recommended so please contact us to arrange your appointment.**

### **Council Tax Band**

B - Torridge District Council

Changing Lifestyles

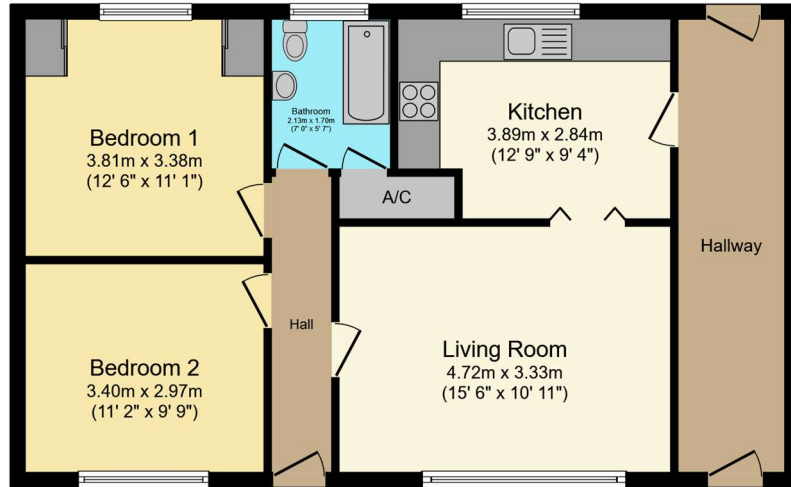
01237 479 999  
bideford@boproperty.com

3 Laurel Avenue, Bideford, Devon, EX39 3AZ



## Have a property to sell or let?

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.



**Floor Plan**  
Floor area 69.8 sq.m. (751 sq.ft.)

Total floor area: 69.8 sq.m. (751 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

### Directions

From Bideford Quay proceed up the main High Street turning left at the top and take the first right hand turning onto Abbotsham Road. Travel through the traffic lights and past Bideford College on your left hand side taking the next left hand turning onto Moreton Park Road. Laurel Avenue will be found the first turning on your right hand side. Number 3 will be clearly marked with 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999  
bideford@bopproperty.com