



Bond
Oxborough
Phillips

Changing Lifestyles

21 Lane Field Road
Bideford
Devon
EX39 3QY

Offers In the Region Of £298,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

21 Lane Field Road, Bideford, Devon, EX39 3QY



A WELL-SITUATED DETACHED BUNGALOW BACKING ONTO GREEN SPACE

- 3 Bedrooms

- Well-proportioned Lounge / Diner
- Bright, versatile Sunroom with garden views
- Well-equipped modern Kitchen with appliances included
- Beautifully positioned rear garden backing directly onto an open field with direct gated access
- The garden feels exceptionally private & benefits from superb west-facing sunshine
- Plentiful driveway parking & Garage



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Set within the ever-popular Londonderry Farm development, 21 Lane Field Road presents a fantastic opportunity to acquire a spacious and well-maintained 3 Bedroom detached bungalow in one of Bideford's most convenient residential areas. Enjoying a generous plot and a wonderful open outlook, this is a home that offers both comfort and privacy in equal measure.

A standout feature of the property is its beautifully positioned rear garden which backs directly onto an open field with direct gated access. With no properties overlooking from behind, the garden feels exceptionally private and benefits from superb west-facing sunshine throughout the afternoon and into the evening - an ideal setting for relaxing outdoors, gardening or entertaining during the warmer months.

The bungalow also provides excellent parking arrangements, with a wide driveway comfortably accommodating 4 vehicles in addition to a garage, making it particularly appealing to families, multi-car households or those needing practical storage space.

Inside, the accommodation is bright, well-laid out and immediately welcoming. The reception space centres around a well-proportioned Lounge / Diner filled with natural light and offering flexible space for a variety of furniture layouts. The Kitchen is fitted with a good range of units and enjoys an adjoining Sunroom, utilised as a handy utility space leading directly to the rear garden. There are 3 Bedrooms in total (2 comfortable doubles and a spacious single) along with a modern Bathroom, ensuring the home caters well to couples, small families or downsizers seeking single-storey living without compromising on space.

Londonderry Farm continues to be a highly desirable location thanks to its excellent access to local amenities and transport links. The property is within easy reach of Bideford College, Bideford Medical Centre, local bus routes and the Atlantic Highway, while the sandy beaches of Westward Ho! are only a 10-minute drive away.

Available for sale with no onward chain, this well-situated bungalow offers privacy, convenience and a rare open outlook. An early viewing is highly recommended.

Council Tax Band

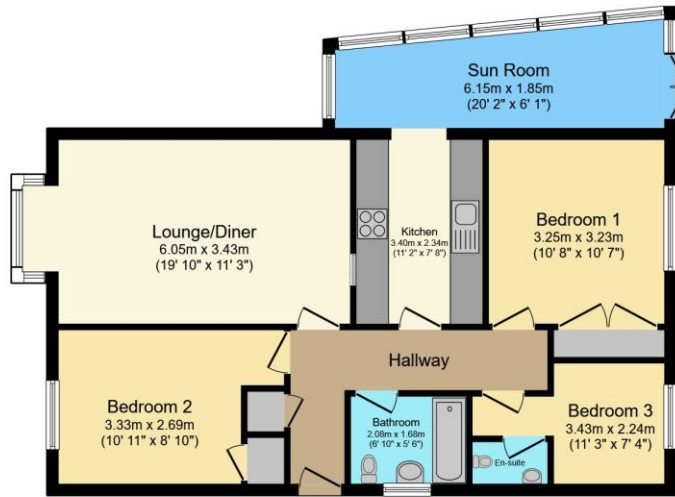
C - Torridge District Council



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Ground Floor
Floor area 83.9 sq.m. (903 sq.ft.)

Total floor area: 83.9 sq.m. (903 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 inspector(s). Powered by www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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 taking the right hand turning onto Abbotsham Road. Continue past Bideford College leading out of town towards Abbotsham taking the right hand turning onto Lane Field Road. Passing Water Park Road on your left hand side, number 21 Lane Field Road will be located after a short distance on your left hand side with a numberplate clearly displayed.

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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