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Changing Lifestyles

20 Brennacott Road
Bideford
Devon
EX39 3EZ

Asking Price: £250,000 Freehold



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01237 479 999
bideford@boproperty.com

20 Brennacott Road, Bideford, Devon, EX39 3EZ

A TASTEFULLY PRESENTED BUNGALOW WITH A GARAGE



- 2 double Bedrooms
- Light & spacious Lounge opening through to Kitchen / Breakfast Room with modern units & integrated appliances
- Spacious Shower Room
- Generous lawned rear garden enjoying a sunny aspect
- Garage En-bloc nearby
- Peaceful residential neighbourhood with convenient access to everyday amenities



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 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.



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A mid-terraced bungalow that offers a comfortable and modern living experience. It features 2 double Bedrooms and an open-plan living space with a contemporary design. The spacious Lounge is filled with natural light, thanks to a large picture window, and seamlessly connects to the Kitchen / Breakfast Room which is equipped with modern units and integrated appliances, making it a convenient and functional area for cooking and dining. The 2 Bedrooms are well-proportioned and comfortable and are served by a spacious Shower Room.

Outside, the property boasts a charming front garden with a gently sloping lawn and a central pathway, creating an inviting entrance. To the rear, you'll find a generous lawned garden and a patio area. The rear garden enjoys a sunny aspect and is adorned with an array of colourful flowers and shrubs, creating a visually pleasing and relaxing outdoor space. The property also benefits from useful pedestrian rear access.

For parking and storage needs, there is a Garage nearby that is part of a larger group of garages (En-bloc), providing a convenient solution for vehicle parking or additional storage space.

Situated in a tranquil and peaceful residential neighbourhood ideally located for convenient access to everyday amenities, ensuring that daily necessities are just a short distance away. Additionally, a regular and reliable bus service operates nearby providing a convenient option for residents.

Reception Porch

UPVC double glazed entrance door and window.

Open-plan Lounge / Kitchen / Breakfast Room

Lounge - 14'2" x 12'6" (4.32m x 3.8m)

An impressive, light and airy room flooded with natural light via a large double glazed picture window. Opening through to Kitchen / Breakfast Room.

Kitchen / Breakfast Room - 11'6" x 10'10" (3.5m x 3.3m)

Equipped with a comprehensive range of modern fitted units comprising single drainer sink unit, granite effect worktop surfaces with storage cupboards, drawers and appliance space below, matching wall storage cabinets over and tiled splashbacking. Built-in 4-ring electric hob with extractor canopy over, built-in eye level electric oven. Space and plumbing for washing machine. Integrated frost-free fridge and freezer. Airing cupboard housing hot water cylinder and immersion heater.

Inner Hallway

Hatch access to insulated and part boarded loft space with ladder connected. Electric panel radiator.

Bedroom 1 - 12'3" x 11' (3.73m x 3.35m)

A delightful double Bedroom with views of the front garden. Electric panel radiator.

Bedroom 2 - 12' x 8' (3.66m x 2.44m)

A double Bedroom with rear garden views. Electric panel radiator.

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Shower Room - 7'10" x 5'6" (2.4m x 1.68m)

A spacious room with 3-piece white suite comprising corner shower cubicle with pivot shower screen, electric shower and fully tiled surround, vanity wash hand basin with storage cupboards below and low level WC. Heated towel rail, fully tiled walls.

Outside

To the front of the property is a gently sloping lawned garden with flowers and shrubs. A pathway leads to the Reception Porch.

Considered to be a particular feature of the property is the delightful and generous rear garden which enjoys a sunny aspect. A patio leads directly from the Kitchen onto the main formal lawned garden which boasts an abundance of flowers and shrubs. Also incorporating a useful timber Garden Shed with power connected and base for a Greenhouse. A gate provides useful pedestrian rear access.

Garage

Situated En-bloc. Up and over door.

Useful Information

The property has been the subject of considerable expenditure and improvement to include a programme of re-decoration and new flooring throughout, newly installed thermostatically controlled electric heating, new cooking appliances and there is LED lighting to the Lounge and Kitchen.

Council Tax Band

A - Torridge District Council

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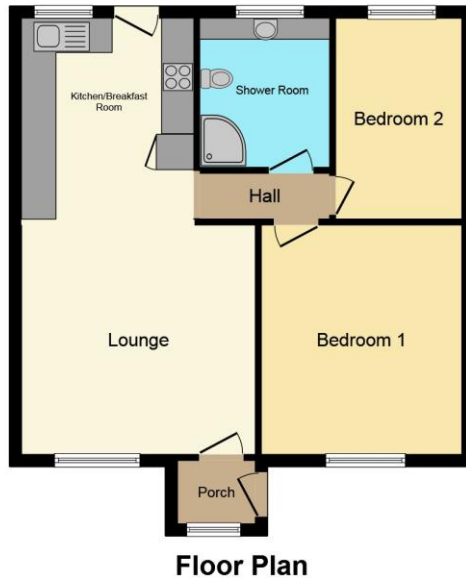
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Have a property to sell or let?

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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Directions

From Bideford Quay proceed up the main High Street and turn left at the very top. Continue on this road through Old Town and to the junction of Clovelly Road. Proceed straight across and after approximately 0.5 miles, take the right hand turning onto Moreton Park Road. Take first right hand turning onto Brennacott Road following the road left to where number 20 will be found on your left hand side with a For Sale notice clearly displayed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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