



Bond
Oxborough
Phillips

Changing Lifestyles

6 Kenwith View
Bideford
Devon
EX39 3RH

Asking Price: £290,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

6 Kenwith View, Bideford, Devon, EX39 3RH

A DETACHED BUNGALOW OFFERING POTENTIAL FOR REFURBISHMENT



- 3 Bedrooms

- Bright Living Room with bay window
- Kitchen with access to the garden
- Utility Room with access to the Garage
- Double glazing & gas central heating
- Brick-paved driveway parking & Garage
- Rear garden providing a private outdoor retreat
- No onward chain



Bideford is a peaceful old world 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.



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Nestled in a popular residential area, this well-constructed 3 Bedroom detached bungalow offers great potential for refurbishment to suit your tastes and lifestyle.

The residence comprises an inviting Entrance Porch leading into a spacious 'L' shaped Hallway. The bright Living Room boasts a bay window and features a fireplace with built-in display units and gas fire. Adjacent, the Kitchen provides easy access to the outdoors and offers scope for updating. Three well-proportioned Bedrooms all include built-in wardrobes, ensuring ample storage. The Utility Room, conveniently located off the Kitchen, provides further functional space with plumbing for laundry and access to the Garage.

Externally, the bungalow sits on an attractively landscaped plot, with a brick-paved driveway offering generous off-road parking leading to the Garage. The rear garden is thoughtfully designed for easy maintenance, with a mix of patio spaces, shrubbery and flower beds that create a private outdoor retreat, complemented by open views toward distant hills.

With its characterful cottage-style double glazing, gas central heating and spacious layout, this home presents an ideal blank canvas. Available for sale with no onward chain, this property invites you to settle in and update at your leisure while enjoying a highly sought-after setting.

Council Tax Band

C - Torridge District Council



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Floor Plan

Floor area 91.7 m² (987 sq.ft.)

TOTAL: 91.7 m² (987 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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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Directions

From Bideford Quay proceed up the main High Street turning left at the very top. Take the first right hand turning onto Abbotsham Road. Stay on this road passing through the traffic lights and passing Bideford College on your left hand side. After approximately a quarter of a mile, take the right hand turning onto Lane Field Road. Proceed into the development taking the fourth left hand turning into Kenwith View to where the property will be situated a short way down on your right 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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