



25 Brennacott Road  
Bideford, Devon, EX39 3EZ

Price Guide £239,950



A well refurbished and extremely well presented 2 bedroom mid terrace bungalow set within a quiet residential area of Bideford, with an unusually large south-facing rear garden and plenty of on street parking and close to bus routes.

This property offers a spacious living room with large windows and sliding patio door to the rear garden bringing the outside/inside, a contemporary fitted kitchen and a newly installed shower room. The bedrooms are both generous in size and completes what is a lovely feeling home.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.

**Outside:** The extensive garden is of particular note, accessible via the Lounge. You first greeted by a decked area followed by lawn, bedding areas and access to the top of the garden where a shed can be found. To the front of the property are steps towards the front door and space for potted plants and a lawn to grow flowers.

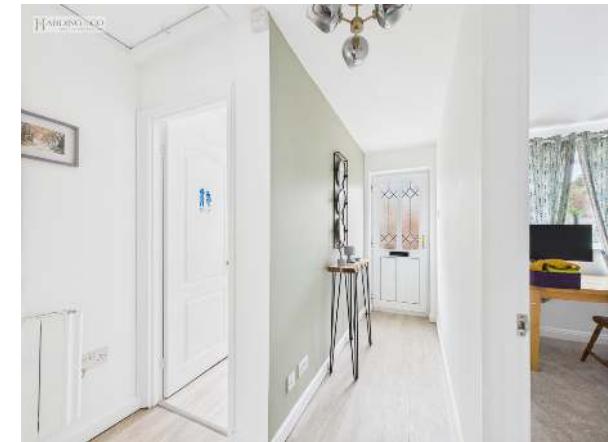
**Services:** All mains serviced connected. Gas fired central heating. Updated uPVC double glazing.

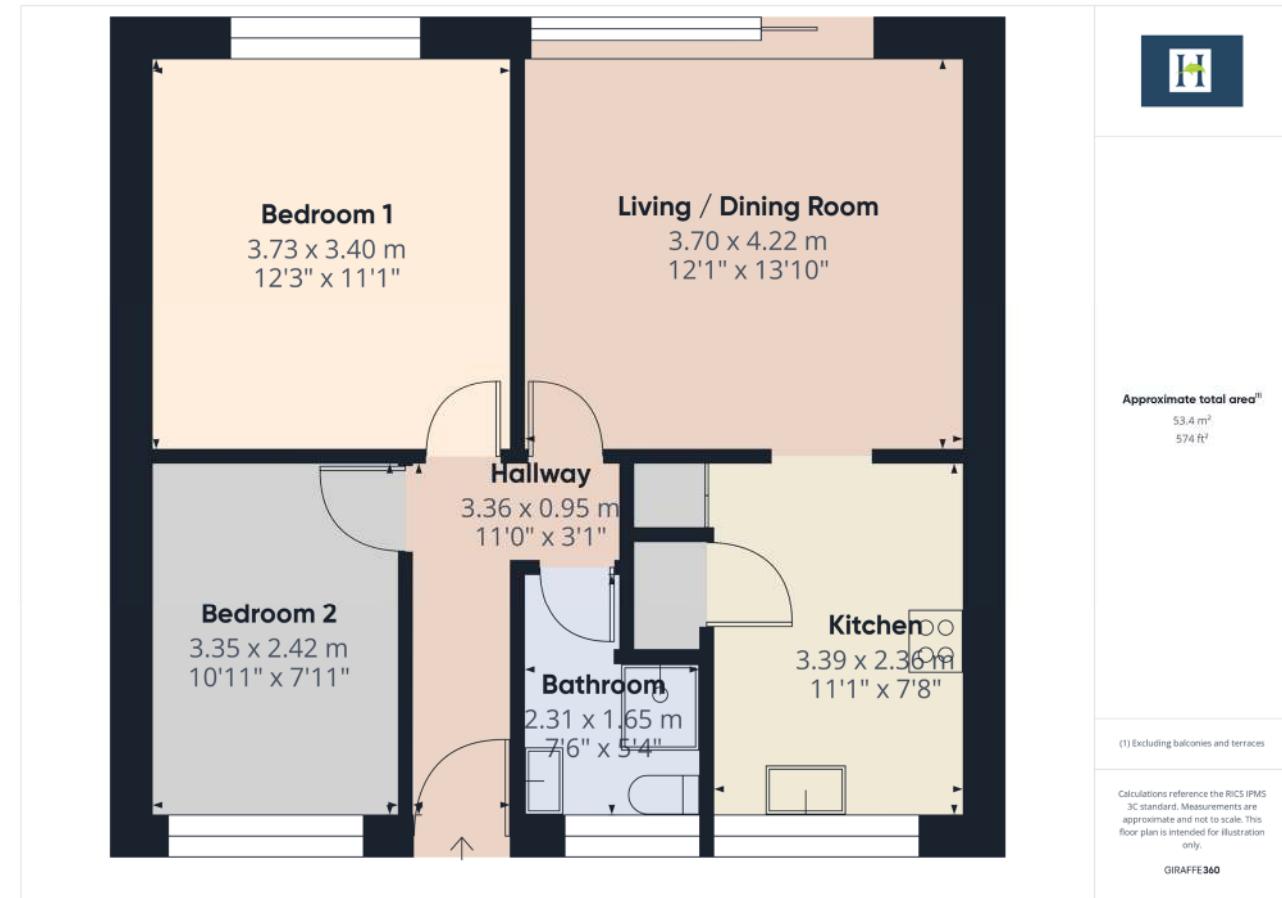
**Tenure:** Freehold

**Energy Performance Certificate: D**

**Council Tax Banding: A**

**Directions:** From Bideford Quay proceed up the main high street turning left at the very top. Continue through the Old Town, passing the Fire Station on your left hand side. At the pedestrian crossing, continue straight across onto Clovelly Road. Follow this road for approximately 0.5 miles passing Blights Motors on your right. Take the next hand turning onto Moreton Park Road and take the first right into Brennacott Road. Follow this road and No.25 will be situated on the right hand side clearly displaying a Harding & Co for sale sign.





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**MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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