



20 Lane Field Road  
Londonderry, Bideford, Devon EX39 3QY

Price Guide £205,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



An attractive 2 bedroom detached bungalow offering well proportioned accommodation although it would benefit from some updating to bring up to modern day standards. This property occupies a good position within this popular development, with a generous front garden with parking for several vehicles and a garage. The property offers no onward chain and comprises: hall, bathroom, 2 beds, living room, kitchen, sun room, gas CH, attractive gardens and garage.

Lane Field Rd is within approx. 1.5 miles from the town centre.

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.



#### **Entrance Door to:**

#### **Entrance Porch**

Glazed door leading into:

#### **Entrance Hall**

Hatch to loft space. Radiator. Built in coats cupboard with storage shelf above.

#### **Living Room**

**3.93m x 4.36 (12'10" x 14'3")**

A good size room with radiator, sliding patio doors opening to rear garden. Fireplace with fitted gas fire with Baxi back boiler for central heating and hot water. TV point. Door opens to:

#### **Kitchen**

**3.6m x 2.48 (10' x 8'2")**

Fitted with a range of wood trimmed units with rolled edge worksurfaces. Stainless steel sink with mixer tap. Base and storage cupboards. Space for cooker, refrigerator and washing machine. Radiator. Door to:

#### **Sun Room**

**1.43m x 2.93m (4'8" x 9'7")**

Polycarbonate roof and door to garden.

#### **Bathroom**

White suite comprising panelled bath with mixer tap and shower attachment. Tiled surround. Pedestal wash hand basin and mixer tap. Low flush w.c. Radiator. Built in airing cupboard with pre-lagged hot water tank and slatted drying shelves above. Tiled walls.

#### **Bedroom 1**

**3.8m x 3.2m (12'5" x 10'10")**

Radiator. Box window to the front.

#### **Bedroom 2**

**2.48m x 2.99m (8'2" x 9'9")**

Radiator. Views over the front garden. Presently used as a Dining Room.

#### **Outside**

To the rear of the property there is a paved patio and pergola directly leading from the living room doors then onto an area of grass, well enclosed by high panelled fencing giving the garden a high degree of privacy. There is a timber summerhouse and outside lighting.

To the front there is an attractive garden with spacious driveway and turning area allowing parking for several vehicles. This in turn leads to the **Detached Single Garage 5.31m x 2.5m (17'5" x 8'2")** which has an up and over metal door. Personal door through to garden with electric light and power. Eaves storage space. Next to the garage is a pedestrian gate leading to the rear garden.

**Services:** All mains services connected. Leaded light sealed unit double glazed windows. Gas fired central heating.

**Energy Performance Certificate:** TBC  
**Council Tax Banding:** C

**Directions** From Bideford town centre, proceed up the High St and bear left at the top into Old Town, take the next right into the Abbotsham Rd. Continue down this road for approx. 0.75 mile, then turning right into Lane Field Rd (Londonderry Farm). The bungalow can be found on the right hand side clearly marked by our Harding & Co for sale board.



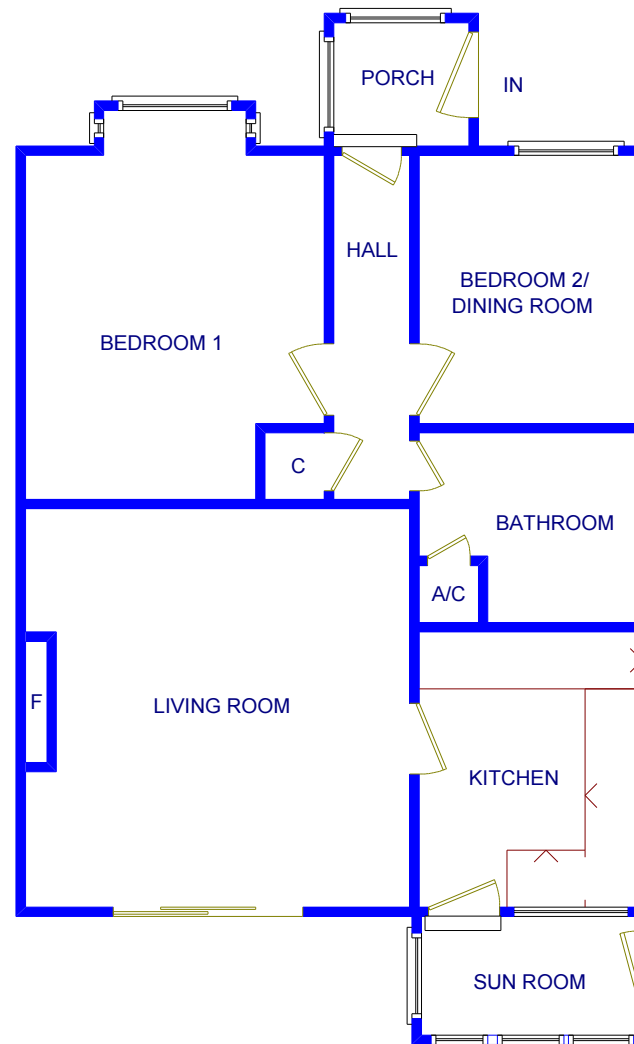
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