



57 Laurel Avenue
Bideford, Devon EX39 3AZ

Price Guide: £225,000

HARDING & CO
ESTATE AGENTS & VALUERS

A recently refurbished 2 bedroom semi detached bungalow in a quiet no through road position off Moreton Park Road. The kitchen and shower room have been replaced within the last 12 months, together with the installation of a new gas boiler for the central heating system. This property offers well-proportioned rooms, a manageable sized private garden and there is a garage to the rear in a block.

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 Porch with Glazed Door opening to:

Entrance Hall

Radiator, hatch to loft space.

Bedroom 1

3.8m x 3.33m (12'5" x 10'11")

Large window to the front, radiator.

Bedroom 2

3.34m x 2.94m (10'11" x 9'7")

Window overlooking the rear, radiator.

Shower Room

5.16m x 2.53m (16'9' x 8'1")

Recently refitted with modern suite of walk-in double shower, low flush WC, pedestal wash hand basin, walls with fitted shower boarding, built in storage cupboard with Ideal combi boiler for central heating and hot water.

Living Room

4.72m x 3.32m (15'5" x 10'10")

Large window to the front, TV point, 2 radiators.

Kitchen

3.86m x 2.33m (12'7" x 7'7")

Recently refitted with an excellent range of white gloss fronted units with stainless steel handles and black rolled edge work surfaces, stainless steel sink with mixer tap, base and wall storage cupboards, integrated oven, electric hob with extractor canopy above, space and plumbing for washing machine, deep

built-in storage cupboard, radiator. Door to:

Rear Porch

1.83m x 1.04m (6'1" x 3'5")

With door to outside.

Outside

To the front of the property there is a neat front garden laid to lawn with a small retaining wall and a pathway leading to the front door. Side access gate into the rear garden which comprises paved area with timber garden shed, area of lawn, well-enclosed by timber fencing and easy to maintain.

Garage located behind the property in a block with up and over metal door.

Services: All mains services connected. Gas fired central heating. uPVC double glazing.

Energy Performance Certificate: E
Council Tax Banding: B

Directions From Bideford Quay proceed up the main High Street, turning left at the top and taking the first right into Abbotsham Road. Pass the hospital on the right and continue over the traffic lights, pass the college, turn left into Moreton Park Road, take the next right into Laurel Ave and No. 57 can be found on the left, clearly marked by Harding & Co for sale board.



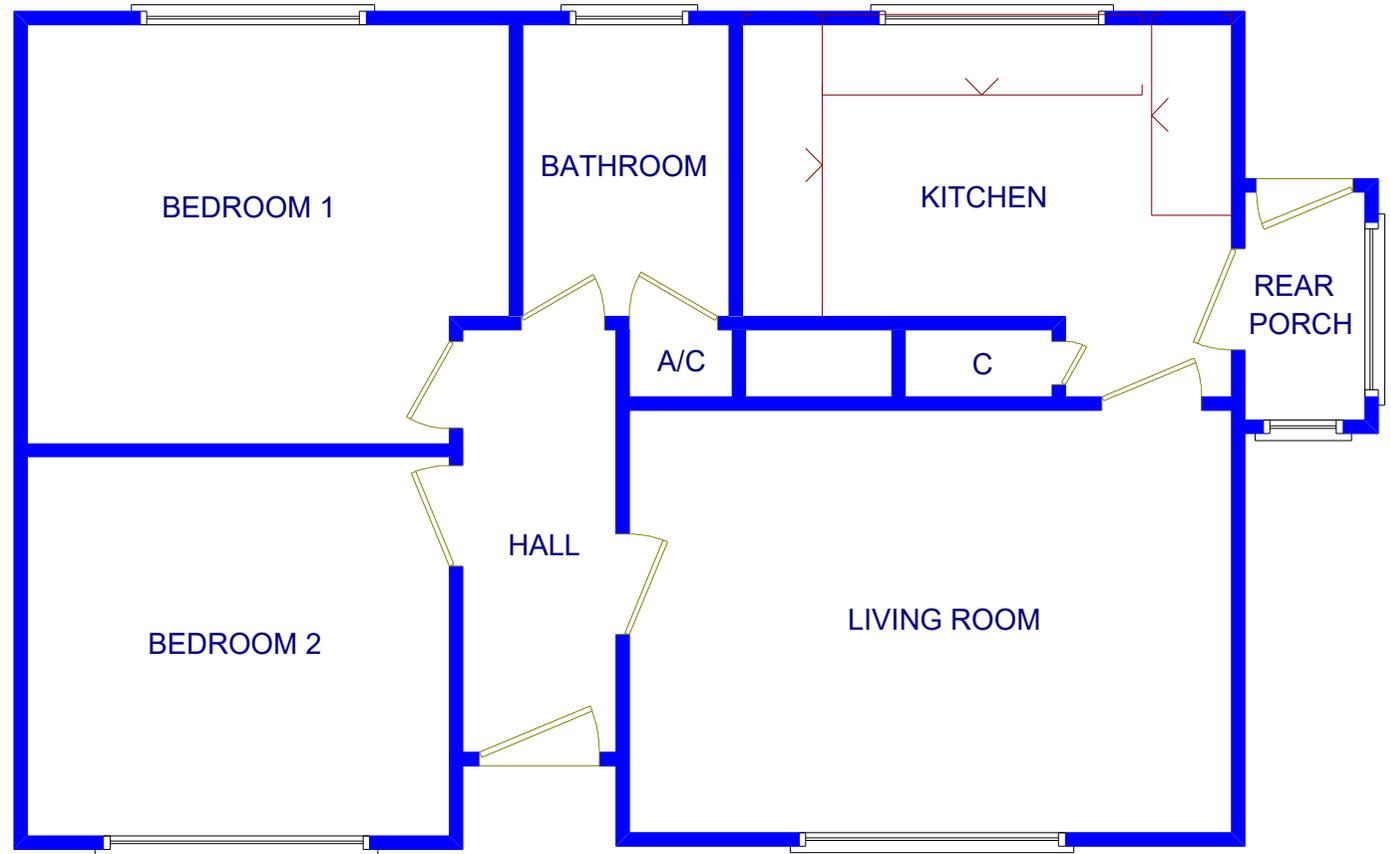
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