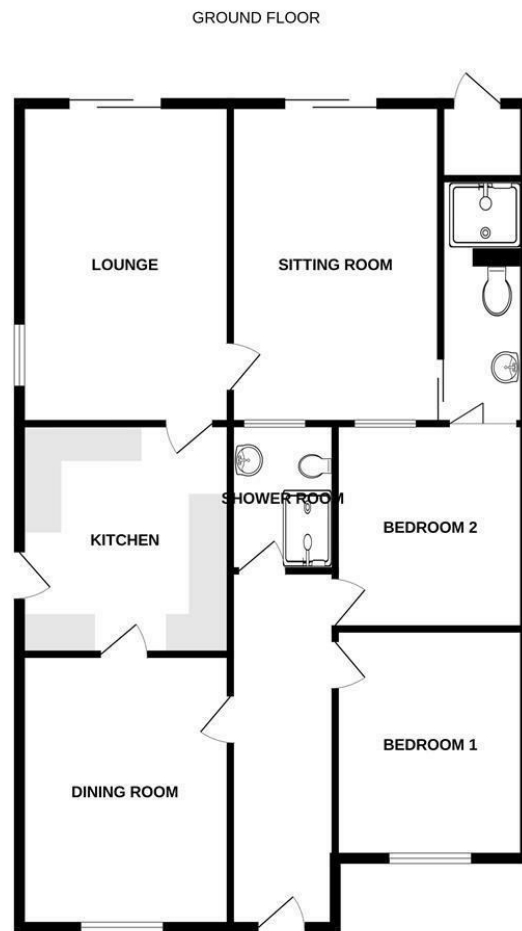




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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10 Mines Road

Bideford, Devon EX39 4BZ

Price Guide

£310,000

- No Chain!
- Three Reception Rooms
- Residential Location
- 200ft Long Rear Garden
- Deceptively Spacious Accommodation
- Must See!
- Two Double Bedrooms
- Two Shower Rooms

Directions

From our office on the Quay, continue across The Long Bridge to East of the Water. At the mini roundabout, continue straight ahead and proceed up the hill, when you get to the mini roundabout at the top of the hill take the first left onto Mines Road where the property will be located after a short distance on the left hand side.

**Looking to sell? Let us
value your property
for free!**

Call 01237 879797

or email bideford@phillipsland.com

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10 Mines Road is a spacious semi-detached bungalow occupying a generous and desirable plot, close to amenities and a primary school. The accommodation offers excellent versatility, comprising three reception rooms, two of which enjoy direct access to the delightful rear garden, along with two bedrooms, two shower rooms, and kitchen. Set back from the road, the property benefits from an attractive frontage with a lawned garden and mature shrub borders, creating a welcoming approach. To the rear, a private and established garden provides a peaceful outdoor retreat, featuring a substantial garden shed, two ornamental ponds, and a variety of fruit trees including apple, pear, plum, and cherry. Offering ample living space both inside and out, this charming home presents an excellent opportunity to create a wonderful residence.

Services - Mains connected electric, water and gas. Septic Tank drainage.

Council Tax band
B

EPC Rating

Tenure
Freehold

Viewings
Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797



- Room list:
- Hallway
 - Dining Room
4.47 x 3.47 (14'8" x 11'5")
 - Kitchen
3.79 x 3.21 (12'5" x 10'6")
 - Lounge
5.25 x 3.39 (17'3" x 11'1")
 - Sitting Room
5.40 x 3.45 (17'9" x 11'4")
 - Shower Room
3.52 x 1.03 (11'7" x 3'5")
 - Bedroom Two
3.37 x 3.18 (11'1" x 10'5")
 - Bedroom One
3.82 x 3.39 (12'6" x 11'1")
 - Outside

The property is conveniently situated within walking distance of Bideford town centre. This popular and historic market town and working port is attractively positioned on the banks of the River Torridge and offers an excellent range of everyday amenities, including a variety of shops, supermarkets, schools for all ages, and leisure facilities. A regular bus service operates just a short distance from the property, providing convenient access to the town and surrounding areas. The renowned Tarka Trail, popular with walkers and cyclists, passes through Bideford and offers scenic routes with attractive views across the river and surrounding countryside.

For those travelling further afield, the A39/Atlantic Highway provides convenient access to Barnstaple, North Devon's regional centre, which offers an extensive range of shopping, business, commercial and leisure facilities.

