



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of doors, windows and other items are approximate and no guarantee is given for any omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropix 62025

## Directions

From Bideford Quay front depart the town in an easterly direction, passing Morrisons Supermarket on your right. Take the second turning on your right being Chanters Road, and then turn immediately left into Southwood Drive. Proceed to the end of the cul-de-sac where the bungalow will be found, easily identifiable.

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

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



Guide Price

**£360,000**

## Detached Bungalow Close to Town

6 Southwood Drive, Bideford, EX39 2LN

- Detached Bungalow
- 3 Double Bedrooms
- Garage and Parking
- Delightful Rear Garden
- No Onward Sales Chain!
- Virtually Level Access to Town
- Internal Inspection a Must!



## Room list:

### Entrance Porch and Hall

### Living Room

7.92m maximum x 4.27m maximum  
(26' maximum x 14' maximum)

### Kitchen

3.66m x 3.05m (12' x 10')

### Conservatory

2.92m x 2.57m (9'7" x 8'5")

### Bedroom 1

4.27m x 3.66m (14' x 12')

### Bedroom 2

3.66m x 3.15m (12' x 10'4")

### Bedroom 3

3.05m x 2.57m (10' x 8'5")

### Bathroom

### Shower Room

## Overview

A RARE OPPORTUNITY! - A delightful, well-presented detached bungalow offering three double bedrooms and virtually level access into Bideford town centre and the Quay front. The property, which enjoys views over Bideford from the front elevation, features PVC double glazing, gas central heating, and newly installed carpeting in many rooms. Offered with no onward chain, the selling agents believe this home is ideally suited either for family living or as a retirement residence. Early internal inspection is strongly advised to avoid disappointment!

The accommodation briefly comprises a welcoming entrance porch and spacious hallway, leading to a light and airy living room that offers pleasant views over Bideford. The recently refitted kitchen provides ample storage, some integrated appliances, and space for additional appliances. It also gives access to a conservatory overlooking the rear garden. There are three double bedrooms, a bathroom with a modern three-piece white suite, and a separate shower room that also houses an airing cupboard.

Bideford is a popular town and working port located on the banks of the River Torridge. It offers a wide range of amenities including shops, schooling for all ages, and leisure facilities. Morrisons Supermarket is just a short walk away. The Tarka Trail, a well-loved walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39/Atlantic Highway offers easy access to Barnstaple, North Devon's regional centre, which features the area's main shopping, business, and commercial venues.

## Services

All Mains Services Available

## Council Tax band

D

## EPC Rating -

D

## Tenure

Freehold

## Viewings

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

