



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 sq.m.) approx.  
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 operability or efficiency can be given.  
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## Detached Bungalow Close to Town

6 Southwood Drive, Bideford, EX39 2LN

Guide Price

**£360,000**

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

## 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)

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- 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



## Outside

To the front of the property is a lawned garden with flower borders. A concreted driveway provides off-road parking, with additional unrestricted on-road parking available directly in front of the property. The driveway leads to a SINGLE GARAGE, measuring approximately 19'4" x 8'10", with an up-and-over door, power and lighting connected, and an electric vehicle charging point located at the front.

Gated side access leads to the rear garden, which offers a high degree of privacy. The garden is predominantly laid to lawn and features a raised decked seating area, along with a timber summerhouse and pergola. An outside tap is also installed for convenience.

