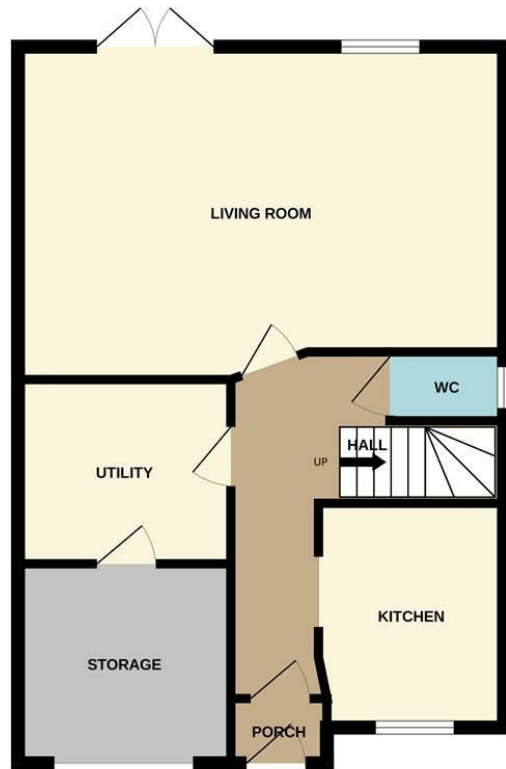


GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

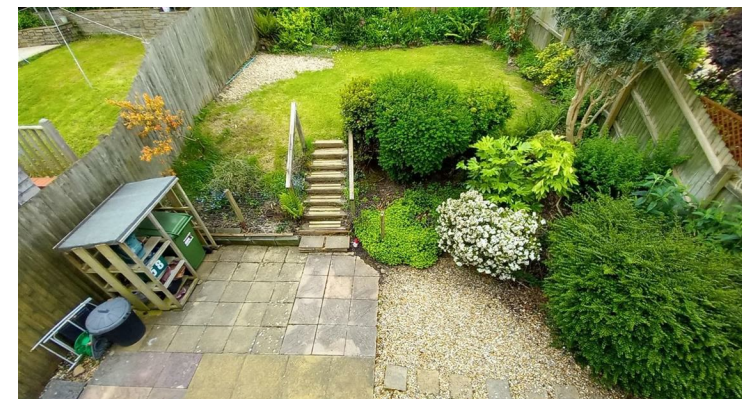


1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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**An Ideal Family Home!!**  
58 Lane Field Road, Bideford, EX39 3QY

Guide Price

**£300,000**

- Modern Detached House
- Gas Central Heating
- Popular Residential Location
- 3 Double Bedrooms
- Ground Floor WC
- Southerly Facing Rear Garden
- PVC Double Glazing
- Parking for 2 Vehicles
- No Onward Sales Chain!!

**Directions**

From Bideford quay front depart up High Street to the top where bear left, and at a crossroads turn right into Abbotsham Road, passing a hospital on your right, and continuing through a cross roads with traffic lights. Continue past Bideford College on your left and take the second left into Lane Field Road. The property will be found on the right hand side.

**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**  
6.25m x 4.27m (20'6" x 14')

**Kitchen**  
2.74m x 2.51m (9' x 8'3")

**Master Bedroom**  
3.66m x 3.05m (12' x 10')

### En-suite

**Bedroom 2**  
3.43m x 2.74m (11'3" x 9')

**Bedroom 3**  
3.86m x 2.74m (12'8" x 9')

### Family Bathroom

## Overview

Pleasantly set within the ever popular residential development of Londonderry Farm, with a regular bus service passing the door, is this modern detached house, with accommodation on 2 storeys which boasts PVC double glazing and gas fired radiator central heating. Available to the market with no onward sales chain, Phillips Smith and Dunn as selling agents, recommend an early internal inspection for anyone seeking a property suitable as a comfortable family home!!

Briefly the accommodation comprise an entrance porch and hall with a ground floor WC off. The kitchen is to the front of the house, with ample storage, some integral appliances and additional appliance space. The living room is at the rear of the house, and overlooks the garden, which is accessed through French doors. To the first floor is a master bedroom with an en-suite shower room, and a useful walk-in wardrobe. There are 2 other generous sized bedrooms, and a family bathroom with a 3 piece suite.

Bideford is a popular market town and working port located on the banks of the River Torridge. It offers a good selection of amenities, including a variety of shops, schooling for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39 Atlantic Highway provides easy access to Barnstaple, North Devon's regional centre, which offers the area's main shopping, business, and commercial facilities.

## Outside

To the front of the house is a double width tarmac parking area, with side access to the enclosed southerly facing rear garden, comprising of a paved patio area, a gravelled area, with easy steps up to a lawned area, with a range of mature shrubs, bushes etc. The former integral garage has been converted into a storage facility to the front, and a utility to the rear, and would easily reconvert if so required.

AGENTS NOTE - The property previously benefitted from planning consent for a new porch and single storey rear extension, which has now lapsed - Torridge District Council Reference 1/1098/2022/FUH

## Services

All Mains Services Available

## Council Tax band

C

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

