



TOTAL FLOOR AREA: 936 sq.ft. (86.9 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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A Well Appointed Family House

60 Oaklands, Bideford, EX39 3HW

Guide Price

£270,000

- Link Detached Modern House
- 3 Bedrooms
- Close to Amenities
- Gas Radiator Central Heating
- Front and Rear Gardens
- Popular Residential Area
- PVC Double Glazing
- Garage and Parking
- An Ideal Family Home!!

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

Call 01237 879797

or email bideford@phillipsland.com

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Room list:

Entrance Porch

Lounge

5.41m x 4.01m (17'9" x 13'2")

Kitchen/Diner

5.49m x 2.92m (18' x 9'7")

Bedroom 1

3.35m x 3.00m (11' x 9'10")

Bedroom 2

3.23m maximum x 3.05m (10'7" maximum x 10')

Bedroom 3

2.92m maximum x 2.62m (9'7" maximum x 8'7")

Bathroom

2.97m x 1.65m (9'9" x 5'5")

Overview

60 Oaklands comprises a well presented and well appointed modern link detached 2 storey 3 bedroomed house, set in a popular residential location, affording easy access to local amenities and schooling. This property boasts PVC double glazing and gas fired radiator central heating, and is thought by the selling agents Phillips Smith and Dunn, that the house would provide a most comfortable family residence, of which your early inspection is advised, to avoid disappointment!!!

Briefly, the accommodation provides an entrance porch which leads into a generous sized 17'9"lounge, with a staircase leading to the first floor accommodation, beyond which is a recently refitted 18' kitchen/diner, with a number of integral appliances, and with double doors to the rear garden. To the first floor are 3 bedrooms (each with integral wardrobes), and a well appointed family bathroom.

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, schools for all ages, and leisure facilities. The Tarka Trail, a well-known walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39, also known as the Atlantic Highway, offers easy access to Barnstaple which is North Devon's regional centre, home to the area's main shopping, business, and commercial venues.

Services

All Mains Services Available

Council Tax band

C

EPC Rating - TBA

Tenure

Freehold

Viewings

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



Outside

To the front of the house is an open plan garden area, with a paved pathway, and an area covered in slate chippings. A tarmacadam driveway provides parking space, and leads to the SINGLE GARAGE approximately 17' x 8' with a roller door, power and lighting, eaves storage, and a rear personal door. The rear garden is fully enclosed, having a side access gate, with a paved patio area, and an area of artificial lawn, with some raised beds and a timber summerhouse with power connected.