



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



An extremely well presented 2 Bedroom end of terrace Bungalow backing onto the School playing fields with UPVC double glazing and gas central Heating.



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
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50 Laurel Avenue, Bideford, Devon, EX39 3AZ  
**| Price£250,000**



No 50 Laurel Avenue comprises an immaculately presented double glazed and gas centrally heated 2 bedroomed bungalow with a garage, the whole situated in a quiet and convenient location, affording easy access to local amenities.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities as well as the Affinity Outlet shopping centre. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues

DIRECTIONS TO FIND: From Bideford Quay proceed up the main High Street turning left at the top and then taking the next turning right into Abbotsham Road. Continue on and pass Bideford College on the left take the next left into Moreton Park Road. After a further 100 yards or so take the turning right into Laurel Avenue. Continue into the cul-de-sac where No 50 will be found nearer to the end on the right-hand side.

What 3 Words Location – tuned.riots.farmer

The accommodation comprises: (All measurements are approximate)

Recessed Porch

Entrance hall: Half glazed stained glass UPVC double glazed front door off, loft access, Built in cupboard

Lounge 12'10" (3.91m) x 12'3" (3.73m): UPVC double glazed window, light oak laminate flooring, double radiator.

Kitchen 10'7" (3.23m) x 9'8" (2.95m): Fitted with a comprehensive range of base and wall cupboards with inset 1 1/2 bowl asterite sink and drainer, integrated oven hob and filter, larder cupboard, plumbing for washing machine or dishwasher, spotlights, UPVC double glazed door and window.

Bedroom 1 12'2" (3.71m) x 10'8" (3.25m): Built in triple wardrobe, double radiator,UPVC double glazed window

Bedroom 2 10'7" (3.23m) x 9'5" (2.87m): Double radiator,UPVC double glazed window

Shower Room 8'4" (2.54m) x 5'10" (1.78m): Fitted with a three piece suite comprising corner shower cubicle with aquaboard and thermostatic shower, vanity wash hand basin and close coupled WC, access to airing cupboard with radiator, plumbing for washing machine below, radiator.

Outside: Tiered front garden stocked with a variety of shrubs and plants, steps up to the front door. Tiered rear garden with Covered porchway from the rear Kitchen door, with UPVC double glazed door to the side. Rear garden with Garden shed with power connected, decking area, Greenhouse. Situated in a block opposite the property is a Single Garage with up and over door.



61 LAUREL AVENUE

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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