



**8 SOUTHFIELD ROAD, BIDEFORD, EX39 4BY**

**£350,000**

A spacious 5 bedroom end terraced house offering superbly presented accommodation including 2 large reception rooms, modern kitchen/dining room and master en-suite together with gas fired central heating, uPVC double glazing and enclosed low maintenance rear garden.



This stunning end terraced property has been extended to create spacious accommodation whilst having been greatly improved by the current owners resulting in an excellent "turn key" family home, being tastefully decorated throughout with the benefit of gas central heating & uPVC double glazing.

The generous ground floor space includes a comfortable lounge and a separate sitting room together with a contemporary kitchen/dining room complete with centre island/breakfast bar, range cooker, dishwasher and American style fridge freezer.

The first floor comprises 5 bedrooms of which three are comfortable double rooms – the master benefiting from a stylish en-suite. The family bathroom is also well appointed, being extensively tiled and comprising a modern white suite.

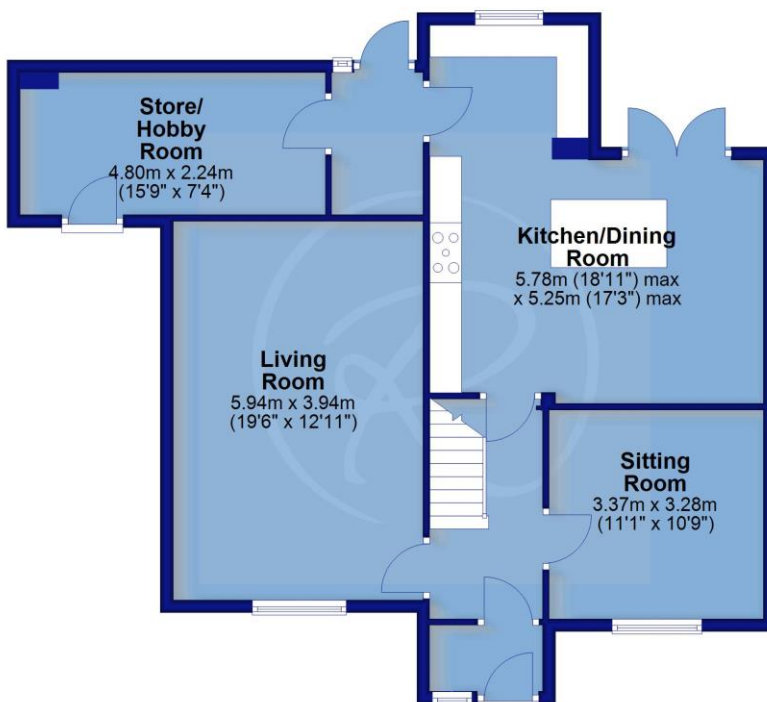
Externally the rear garden is predominantly level, being fully enclosed and laid to patio for easy maintenance whilst the front is open and is currently used for parking – dropping the kerb will allow for a formal driveway to be created.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (74)  
**Council Tax:** BAND C (£2,025.22 per annum)



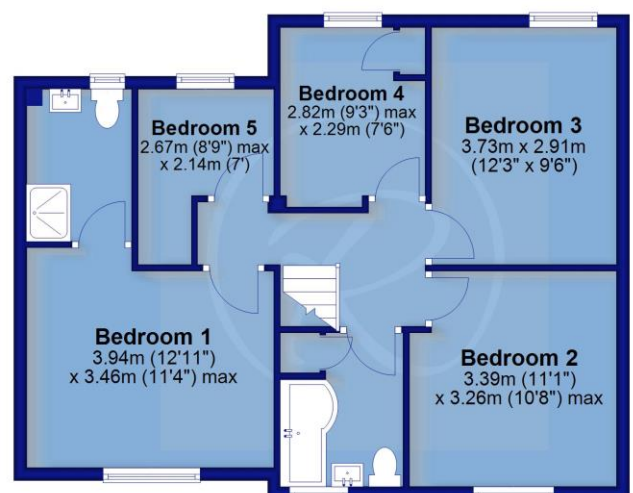
### Ground Floor

Approx. 84.0 sq. metres (903.8 sq. feet)



### First Floor

Approx. 62.0 sq. metres (667.0 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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