



12 SOUTHWOOD DRIVE, BIDEFORD, EX39 2LN GUIDE £385,000

A substantial detached 3 bedroom bungalow boasting generous gardens on a level walk into Bideford Town Centre, boasting a spacious lounge, conservatory, master en-suite bedroom, modern shower room and large loft space with conversion potential subject to planning. Benefitting from gas central heating and uPVC double glazing.

If you are looking for a substantial bungalow in Bideford or a property with potential to extend your living space to create your dream family home... look no further! No. 12 Southwood Drive offers adaptable living set within a generous south facing landscaped garden, all within level walking distance to Bideford Town Centre, Victoria Park and beautiful coastal walks.

Stepping inside an enclosed porch gives access to a former garage which is currently used as a large workshop and utility with plumbing for a washing machine and plenty of space for other appliances.

The kitchen/ breakfast room comprises a good array of wall and base level units, with a handy breakfast bar.

To the rear of the property the spacious lounge enjoys views over the garden with a pleasant south facing aspect and a door leading to a modern conservatory.

The master bedroom boasts an en-suite shower room comprising an electric shower, WC & pedestal wash basin, whilst the other 2 bedrooms are both of a good size.

A contemporary shower room sits in the centre of the home comprising a double shower enclosure, WC & pedestal wash basin.

A staircase leads up to a vast loft space, perfect for extra storage or an amazing opportunity to convert into additional accommodation.

Externally a generous garden is immaculately kept, with large lawn and landscaped borders, a perfect entertaining garden to bask in the sun with its south facing position.

Services: All mains services are connected

Energy Performance Certificate: C (69)

Council Tax: BAND D (£2,397.86 per annum)



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.