

# Regency

ESTATE AGENTS



**4 CLEAVEWOOD DRIVE, BIDEFORD, EX39 4QJ**

**£215,000**

A well maintained & comfortable 2 bedroom bungalow situated in a peaceful cul-de-sac, benefiting from gas central heating & uPVC double glazing. The accommodation comprises of modern kitchen, good sized lounge & conservatory whilst being complimented by an attractive rear garden & off road parking.

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This delightful two-bedroom bungalow offers spacious and well-presented accommodation throughout, benefiting from UPVC double glazing, gas fired central heating, and recent addition of off-road parking to the front.

Situated in a peaceful cul-de-sac of similar 1970s bungalows, Cleavewood Drive enjoys a convenient location with local shops nearby and a regular bus service to Bideford town centre and beyond.

Inside, the property features a modern, well-appointed kitchen complete with an integral oven and induction hob. The generously sized lounge includes a charming feature fireplace and opens into a bright conservatory – ideal for additional seating, dining, or enjoying hobbies and crafts.

There are two comfortably sized bedrooms, positioned to the front and rear of the bungalow, served by a contemporary shower room.

The rear garden is designed for low maintenance, laid to patio and enjoying a sunny west-facing aspect. A timber storage shed and gated rear access complete the outside space

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (72)  
**Council Tax:** BAND A (£1,768.28 per annum)



Approx. 61.4 sq. metres (660.6 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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