

2 QUARRY CLOSE, BIDEFORD, EX39 3RA

£275,000

A modern 3 bedroom detached house situated in a popular location, conveniently within walking distance of local schools whilst offering well maintained accommodation with the benefit of gas central heating & uPVC double glazing together with good sized garden, garage & driveway parking.

Located within the ever popular Londonderry development, 2 Quarry Close will be found in excellent order, having recently been the subject of internal & external redecoration together with the benefit of new carpets.

No2 would make a perfect home for young families and couples alike; local schools are within walking distance whilst the centre & amenities are only a short drive away.

The well maintained accommodation on the ground floor comprises a well appointed kitchen overlooking the front of the property and includes a good range of cupboards & drawers together with built-in electric oven & gas hob. Additionally, the lounge/diner, with feature fireplace, overlooks the rear garden with access out via French doors.

To the first floor are the 3 bedrooms, 2 of which are double rooms, and the family bathroom comprising a white suite including bath with shower over & side screen.

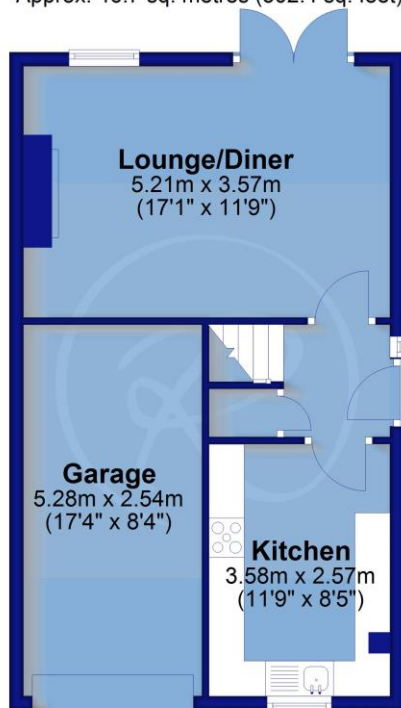
Externally, to the front the driveway & garage provide parking whilst useful side gate access leads to the good sized rear garden, facing north west and landscaped to include patio area, split lawns and raised borders.

Services: All mains services are connected
Energy Performance Certificate: D (61)
Council Tax: BAND C (£2,131.43 per annum)



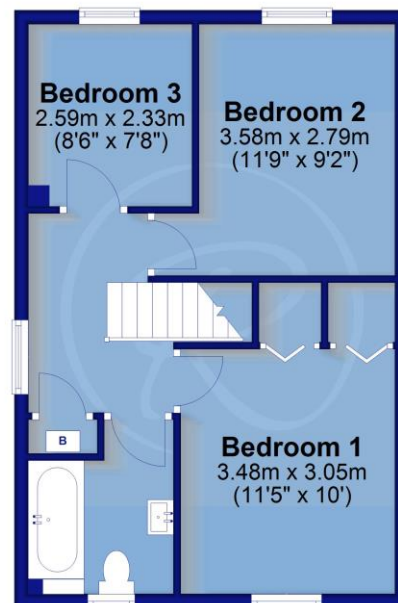
Ground Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 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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