



## 3 EAST RIDGE VIEW, BIDEFORD, EX39 4RS

£275,000

A 2 bedroom detached bungalow offering well maintained accommodation including lounge/dining room, modern kitchen and stylish shower room & ensuite together with gas fired central heating & uPVC double glazing, enclosed rear garden, garage & driveway parking. No Onward Chain

This well maintained and comfortable sized detached bungalow, is located on a private drive of just 3 properties and is offered in good order, having been well maintained over the years.

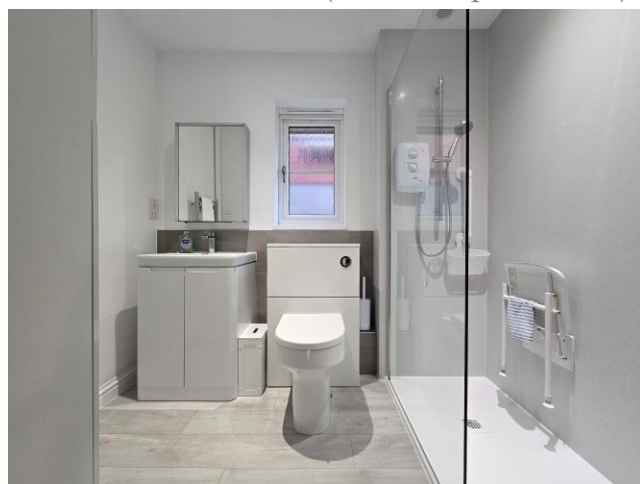
Benefiting from gas fired central heating & uPVC double glazing throughout, notable upgrades in recent years include a modern kitchen together with stylish modern shower room and en-suite to bedroom 1.

The comfortable accommodation comprises a lounge/dining room with feature gas fireplace and patio doors to the rear garden whilst the aforementioned kitchen is complete with appliances of fridge/freezer, washing machine & tumble dryer included.

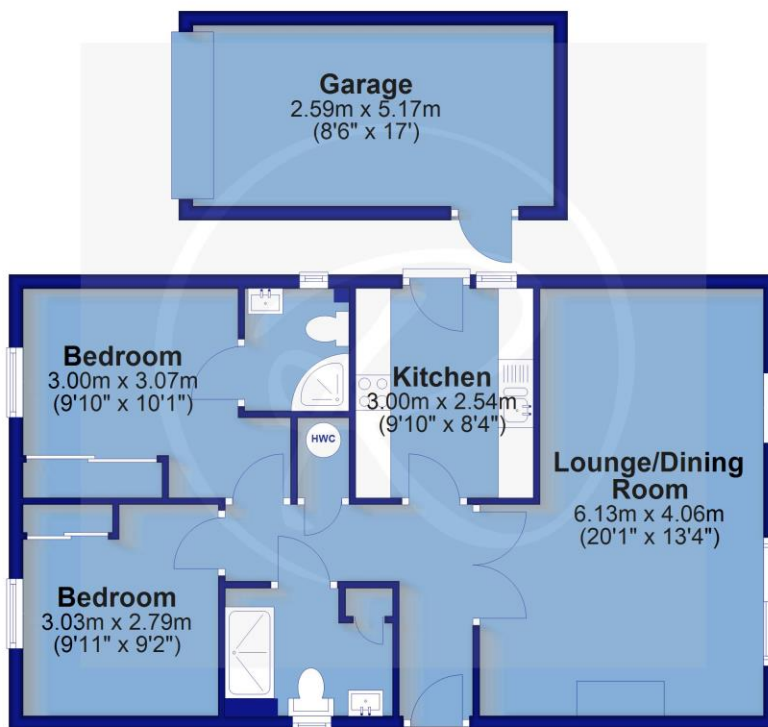
The 2 bedrooms overlook the front of the property and include fitted wardrobes, with bedroom 1 benefiting from an en-suite.

Externally, the enclosed rear garden is arranged over manageable, landscaped tiers including a patio area and level lawn bordered by several established trees, bushes and shrubs. The garage, with electric roller door, has useful overhead storage & power connected, together with door into the garden.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (72)  
**Council Tax:** BAND C (£2,131.43, per annum)



Approx. 64.9 sq. metres (698.8 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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