

# Regency

ESTATE AGENTS



**12 MERRYFIELD ROAD, BIDEFORD, EX39 4DX**

**£360,000**

A modern detached three double bed roomed bungalow set within a large plot with the rear garden enjoying a sunny aspect. Situated within a popular location within easy reach to the Town centre and local amenities.

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12 Merryfield Road is a beautifully presented bungalow with an incredibly high specification.

The property benefits from a private, south-facing rear garden, within a small cul-de-sac development.

The property itself is approached over its own driveway with ample parking for two vehicles off road, leading in turn to a wider than average single garage. Light and airy throughout, the bungalow and offers spacious accommodation with a 17'2 lounge, with double patio doors, opening onto a large patio area and a 13'2 fully fitted kitchen/breakfast room with double French doors leading into the rear garden. The utility cupboard in the extra wide hallway also has space and plumbing for a washing machine.

There are three good-sized double bedrooms, with the master benefitting from an en-suite shower room. There is also a separate family shower room. Both shower rooms benefit from double walk-in enclosures.

The property also benefits from having a solar-powered hot water system and gas central heating throughout.

To the front of the property is a lawned area with a footpath to the front door. There is a driveway approach with off road parking for two vehicles, leading in turn to a single garage with parking also available on the road.

To the rear of the property, you will find the immaculately presented back garden offering plenty of greenery and carefully placed shrubs. There is also an extensive patio area more than large enough for a patio table and chairs. The back garden is enclosed with close-board fencing and is not overlooked.

**Services:** All mains services are connected  
**Energy Performance Certificate:** B (84)  
**Council Tax:** BAND C (£2,131.43 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.