



**44 SOLOMAN DRIVE, BIDEFORD, EX39 5XS**

**£265,000**

A 3 bedroom semi detached house offering well presented accommodation with the benefit of gas central heating & uPVC double glazing. Featuring a lounge, updated kitchen/diner & conservatory, this welcoming home is complimented by an attractive garden together with garage & driveway parking.



Nestled in an established residential area, this well maintained three bedroom semi detached property offers comfortable accommodation, ideal for modern family living.

Improved by the current owners, including an updated kitchen, No44 benefits from gas central heating & uPVC double glazing.

Upon entering, from the entrance hall is a convenient cloakroom WC – ideal for guests and everyday family use.

The lounge offers a comfortable space for relaxing and flows through to the updated kitchen, featuring sleek cabinetry, integrated appliances & wooden work surfaces and ample dining space. From here, a light-filled conservatory extends the living space, providing a versatile area for dining, working from home, or simply enjoying views of the rear garden.

Upstairs, the property offers three bedrooms (two doubles) together with a well appointed shower room. Each room is neutrally decorated, making the most of natural light and space.

The exterior is equally appealing, with an attractive, well-tended garden to the rear – perfect for summer gatherings, children's play, or simply enjoying a moment outdoors. To the front, a private driveway provides off road parking, complimented by a single garage

**Services:** All mains services are connected

**Energy Performance Certificate:** C (71)

**Council Tax:** BAND C (£2,244.47 per annum)



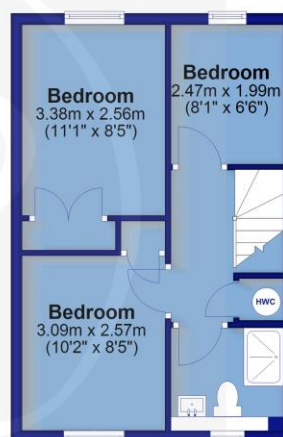
### Ground Floor

Approx. 45.6 sq. metres (490.8 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.1 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.