



**21 BLACKMORE AVENUE, BIDEFORD, EX39 3TG**

**£350,000**

An excellent 3 bedroom modern detached family home situated on the ever popular College Park development and offering well presented accommodation including comfortable lounge & kitchen/dining room together with west facing enclosed garden, garage & driveway off road parking.

Blackmore Avenue is located on the ever popular College Park development, being particularly convenient for family life, with primary & secondary schooling being within walking distance whilst everyday amenities and shopping facilities are within short driving distance.

No21 is an excellent family home, offering well presented accommodation including a comfortable dual aspect lounge and spacious kitchen/dining room with integral appliances and direct access to the enclosed west facing rear garden.

To the first floor are 3 good sized bedrooms, the master benefiting from a stylish en-suite and fitted wardrobes whilst the family bathroom is well appointed featuring a white suite including bath with shower over.

The aforementioned rear garden offers space for all the family including patio with pergola over, perfect for entertaining, whilst there is also a good sized lawn offering ideal play space for children.

**Agents Note:** There is an annual service charge of £255.62, payable to First Port, who are responsible for the maintenance and upkeep of the green spaces & play area.

**Services:** All mains services are connected

**Energy Performance Certificate:** TBC

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



## Ground Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



## First Floor

Approx. 47.3 sq. metres (509.6 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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The Property Ombudsman

