



1, Penpont Court

College Green, Bideford, Devon EX39 3JU

Price Guide £389,500

HARDING & CO
ESTATE AGENTS & VALUERS

A high quality 3 bedroom (1 en-suite) detached bungalow pleasantly tucked away at the end of a quiet sought-after cul-de-sac with conservatory, driveway, garage, double glazing and gas central heating plus well presented gardens. No on-going chain.

Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.



Ground Floor

Entrance Hall

Sitting Room

21' x 12'41 (6.40m x 3.78m)

Conservatory

8'91 x 7'68 (2.71m x 2.34m)

Dining/Reception Room

8'51 x 8'23 (2.59m x 2.50m)

Kitchen

8'41 x 8'28 (2.56m x 2.52m)

Utility Room

9'87 x 5'98 (3.00m x 1.81m)

Bedroom One

11'77 x 8'79 (3.58m x 2.67m)

En Suite

3'04 x 8'79 (0.92m x 2.67m)

Bedroom Two

9'29 x 8'44 (2.83m x 2.57m)

Bathroom

Bedroom 3

9'15 x 8'79 (2.78m x 2.67m)

Single Garage

Garden

Generous enclosed and well-stocked rear garden, with access from the side gate from the property's driveway, utility room and conservatory.

Services: All main services connected including modern gas central heating.

Energy Performance Certificate: D

Council Tax Band: E

Directions:

From Bideford Quay proceed along Bridgeland Street, passing our office following the road as it bears right into North Road. At the junction continue straight over into Lime Grove and continue towards the end of the road, head up the hill and on your right is an entrance to College Green and the property can be found at the end of the road on your left.





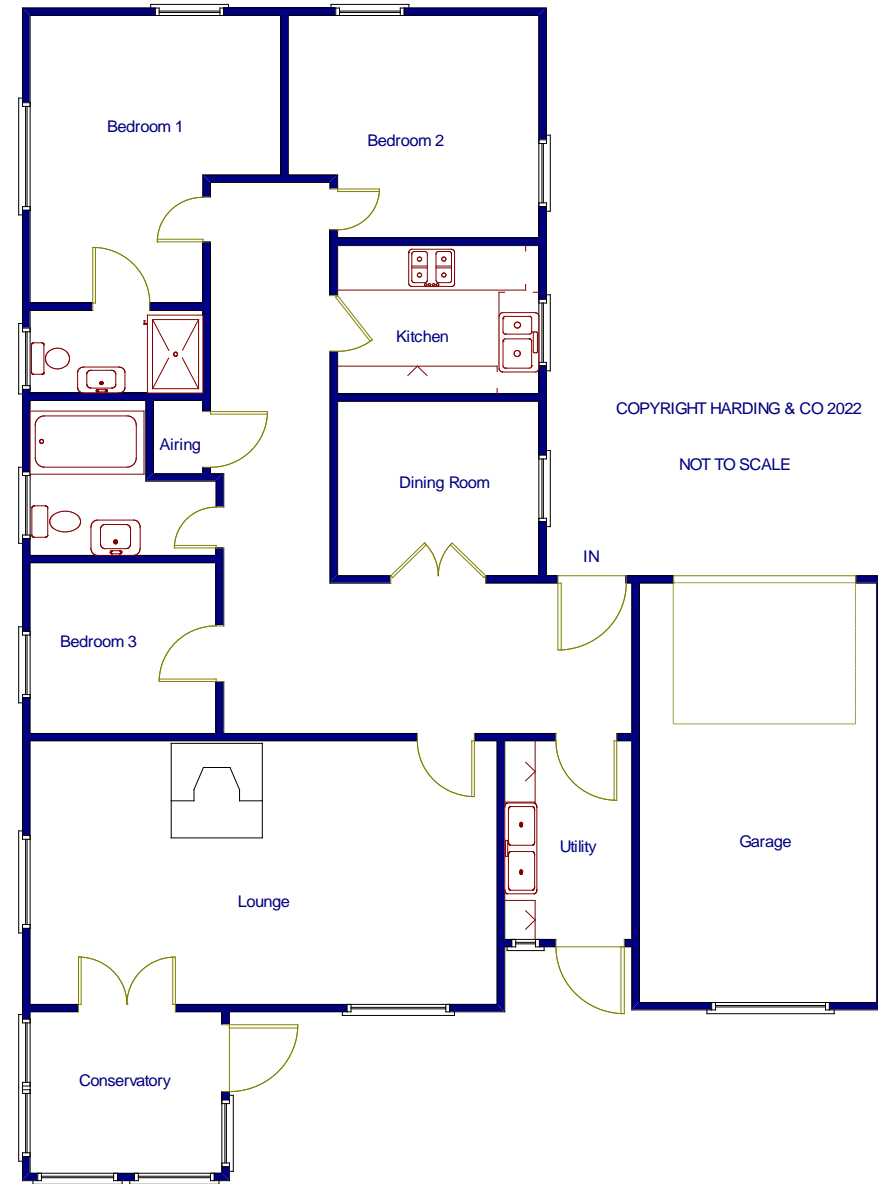
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

