



Directions

From Barnstaple, head towards Bideford, crossing the new bridge and continuing straight over Heywood Roundabout. Stay on this road, passing the traffic lights, until you reach another roundabout. Take the first exit and follow the road until you see Abbotsham Park on your left-hand side. Turn into Abbotsham Park, pass the show home on the left, then turn left onto Davies Mount. Continue along this road for a short distance, and the property will be on the left-hand side.

Looking to sell? Let us
value your property
for free!

Call 01237 879797

or email bideford@phillipsland.com

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Lundy View

35 Davies Mount, Clovelly Road, Bideford, EX39 3SN

Guide Price

£277,500

- 3 Bedroom Semi-Detached House
- Largest Plot In The Development
- Far Reaching Views Towards Bideford Bay & Lundy
- Available With No Onward Chain!
- MUST BE VIEWED
- Driveway Parking For 2 Cars
- Stamp Duty Paid!



Room list:

Entrance Hall

Living Room

4.01 x 3.38 (13'1" x 11'1")

Kitchen

2.74 x 2.54 (8'11" x 8'3")

Dining Area

3.08 x 2.21 (10'1" x 7'3")

First Floor

Bedroom 1

4.01 x 2.78 (13'1" x 9'1")

Bedroom 2

2.94 x 2.54 (9'7" x 8'3")

Bedroom 3

2.54 x 1.92 (8'3" x 6'3")

Bathroom

Ensuite

Lundy View is a beautifully enhanced, move-in-ready home that has been thoughtfully upgraded throughout, offering a level of finish well above the standard new-build specification. The ground floor benefits from premium LVT flooring, complemented by high-quality Berber loop carpets to all bedrooms, stairs and landing, and stylish vinyl flooring to the bathroom and en suite.

The kitchen has been upgraded to provide both style and practicality, featuring improved units and handles, integrated appliances including a washing machine and fridge freezer, and a striking orange glass splashback. Ambient "Phillips Hue" LED lighting has been fitted above and below the cupboards, alongside numerous additional worktop sockets with USB ports, and an upgraded tap with both spray and standard flow functions. The adjacent dining area is designed to maximise light and space, with a feature mirrored wall, triple pendant lighting, and brushed steel dimmer switches allowing separate control of the kitchen and dining lighting.

The living room has been configured with flexibility in mind, offering extended Ethernet and TV aerial wiring to suit a variety of layouts, along with a contemporary media unit with concealed LED lighting. Finishing touches such as brushed steel curtain rails and designer ceiling lighting add a cohesive, modern feel, which continues into the hallway with a fitted three-tier shoe cupboard and feature lighting. Bathrooms have also been enhanced, including an upgraded Mira shower, glass shower screen, shaver socket, and a large mirrored wall-mounted cabinet, creating clean and functional spaces.

Externally, the property truly stands out with a substantial west-facing garden which is the largest on the development - fully turfed and well established. There are also three weatherproof external power points, including one serving the parking area, as well as a useful wooden storage shed.

The home has been fully snagged and rectified, providing peace of mind, and benefits from the remaining Persimmon Homes warranty, including the balance of a two-year builder guarantee and a ten-year NHBC warranty from February 2026, alongside full appliance warranties including the air source heat pump.

Offered with no onward chain and available for immediate occupation, the vendor is also willing to contribute towards stamp duty (up to £3,875), making this an attractive and hassle-free alternative to buying new.

Situation

Bideford is a popular town and working port, located on the banks of the River Torridge. It offers a good selection of amenities, including a range of shops (with three supermarkets situated nearby), schooling for all ages, and various leisure facilities. The Affinity Designer Outlet shopping mall is just a short walk away.

The coastal village of Westward Ho!, with its long, golden, sandy Blue Flag beach, is approximately a five-minute drive away. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside.

The A39 Atlantic Highway provides easy access to Barnstaple, North Devon's regional centre, which offers a wider range of shopping, business, and commercial facilities.



Services

All mains connected. Gas central heating.

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

