

4 Bed House

Plot 24 Limers Lane, Bideford, EX39 2BZ

Asking Price

£580,000



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4 Beds House

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Phillips Smith & Dunn proudly present - Plot 24 - The Blenheim is an imposing four bedroom detached family home, with integral double garage accessible from the hall, which also leads to the living room, cloakroom, utility and the impressive open plan kitchen/ dining and family area, with its two sets of bi-fold doors which lead directly to the rear garden. On the first floor, bedrooms 1 and 2 both have their own en-suite facilities, whilst there are two further good sized bedrooms and the family bathroom. Interior space is 1,774 sq ft. External finishes vary between plots - please check with a sales advisor.

DETAILS

House Features

Each home features a sympathetic, plot specific finish (white light render / stone render / straw yellow render / red brick), either individually or in combination, paired with a pan, or plain tiled roof and complemented by white windows. Please consult with our Sales Advisor for details and examples

Well-planned development with generous outside space built by an award-winning privately-owned local developer using traditional materials with a Premier Guarantee 10 year warranty for piece of mind

Fully fitted kitchen, eye level electric oven and 4 burner gas hob with stainless steel/glass splash-back and hood extractor with integrated fridge/freezer and dishwasher

Choice* of fully fitted kitchen units with ample wall and floor cupboards, profile worktops with matching up-stands (*subject to build stage)

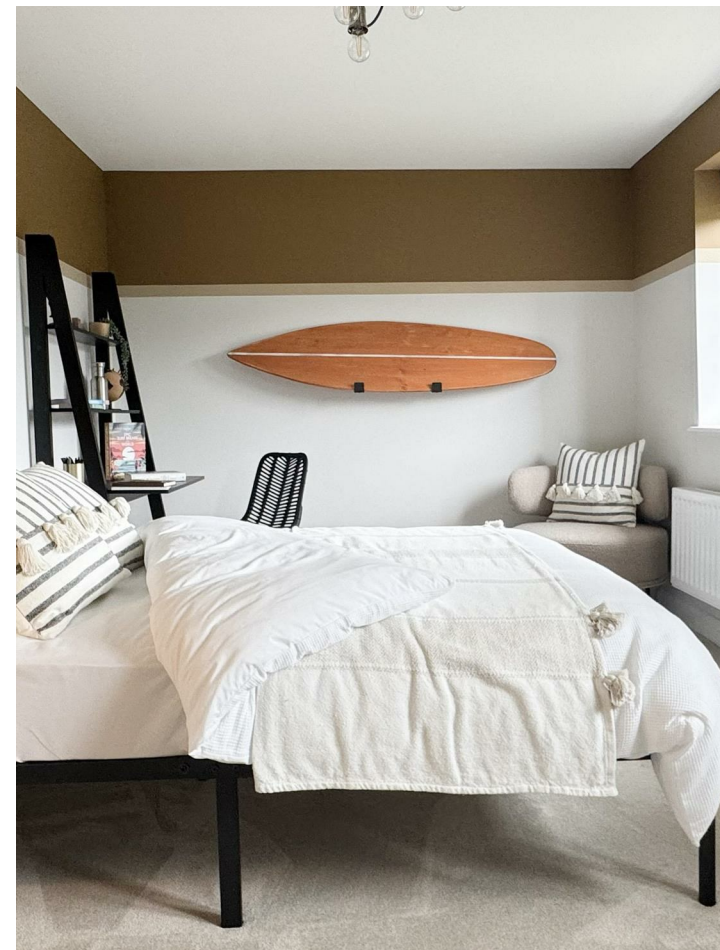
Gas fired central heating system with combi boiler to 3 beds and to 4 beds with an en-suite. Condensing boiler with cylinder to 4 beds with 2 en-suites (Knowle and Blenheim). Photovoltaic (solar) panels fitted to all plots.

Duravit sanitary ware in white with stylish taps, concealed cisterns together with wall hung toilet. Shaver socket to en-suite and bathroom, Thermostatically controlled radiators, heated chrome Towelrad 'Pisa' towel rails to en-suite and bathroom

Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom. External recessed down light or coach light fitted to front and rear

Garage (car ports, singles & doubles) and parking space(s) infrastructure to garage for electric vehicle charging point (7KW), rear garden 6ft close boarded fencing and top-soil, front garden laid to turf or shrubs

Power sockets with USB points fitted to living room, kitchen and bedroom 1 (plus study in Camden and Knowle), TV points in the living room, bedroom 1, and bedroom 2



VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office-





DIRECTIONS



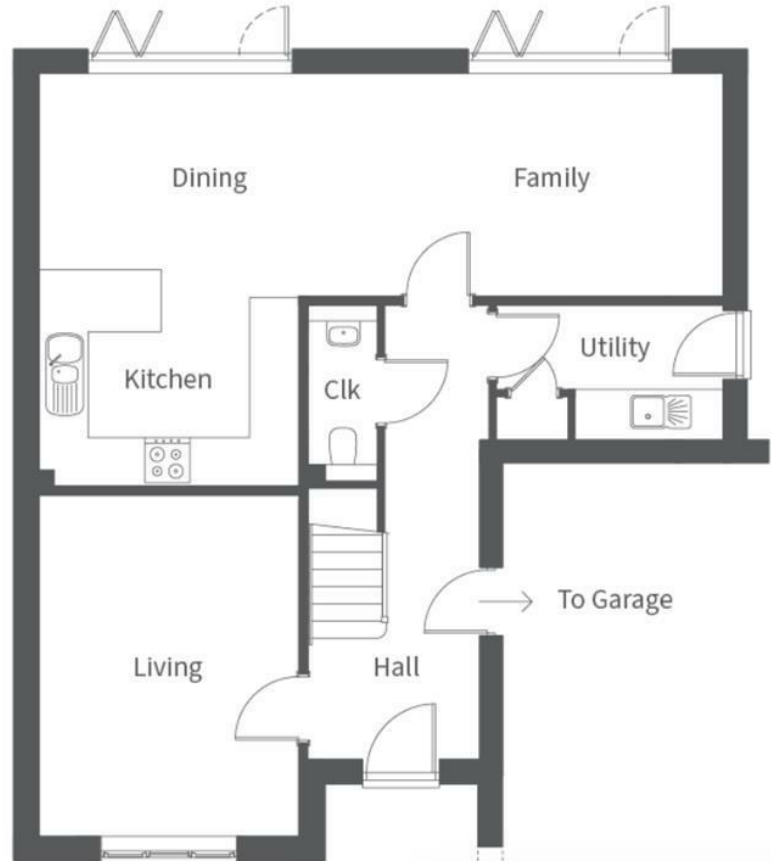
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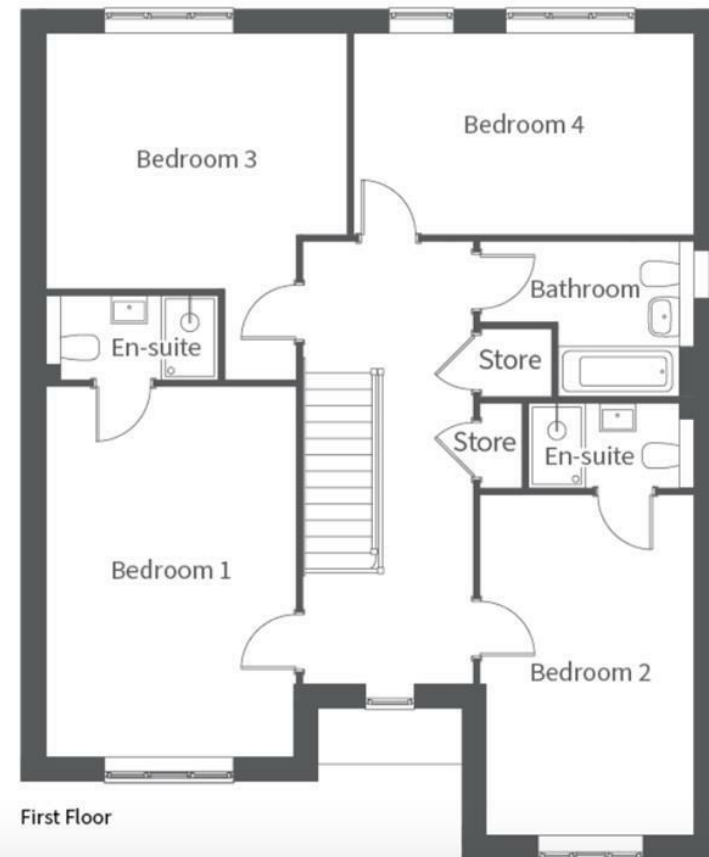
The Blenheim

Ground Floor	Millimetres	Feet / inches
Living	4490 x 3445	14'9" x 11'4"
Kitchen / Dining / Family	9070 x 5450	29'9" x 17'11"
Utility	2990 x 1760	9'10" x 5'9"



Ground Floor

First Floor	Millimetres	Feet / inches		Millimetres	Feet / inches
Bedroom 1	5155 x 3495	16'11" x 11'6"	Bedroom 3	4830 x 4210	15'10" x 13'10"
En-suite 1	2405 x 1180	7'11" x 3'10"	Bedroom 4	4760 x 2800	15'7" x 9'2"
Bedroom 2	4765 x 2990	15'8" x 9'10"	Bathroom	2990 x 2165	9'10" x 7'1"
En-suite 2	2305 x 1180	7'7" x 3'10"			



First Floor