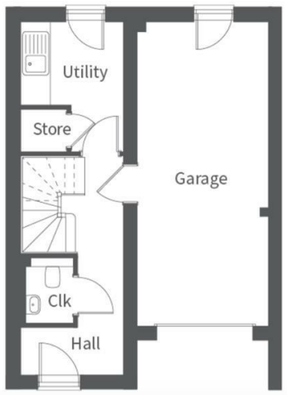
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

The Malvern

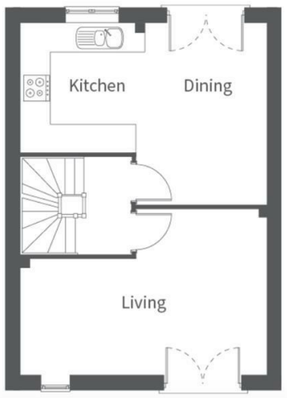
Ground Floor	Millimetres	Feet / inches
Utility	2985 x 2325	9'10" x 7'8"
Garage	7045 x 3070	23'1" x 10'1"

First Floor	Millimetres	Feet / inches
Kitchen / Dining	5680 x 4190	18'8" x 13'9"
Living	5705 x 3830	18'9" x 12'7"

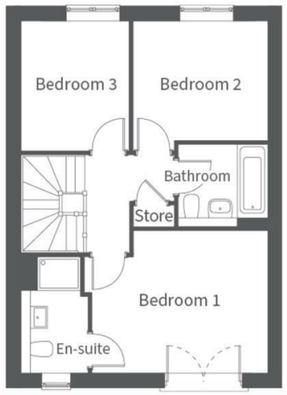
First Floor	Millimetres	Feet / inches
Bedroom 1	4260 x 3285	13'12" x 10'9"
En-suite	2680 x 1535	8'10" x 5'0"
Bedroom 2	3120 x 2735	10'3" x 8'12"
Bedroom 3	2975 x 2480	9'9" x 8'2"
Bathroom	2070 x 1900	6'9" x 6'3"



Ground Floor



First Floor



Second Floor

Directions

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

Call 01237 879797

or email bideford@phillipsland.com

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Our company registration number is 04753854 and we are registered in England and Wales.

3 Bed House

Plot 31, The Malvern Limers Lane, Northam, Bideford, EX39 2BZ

Asking Price

£315,000

- 3 Bedroom Houses
- Optional Extras Available
- MUST BE VIEWED!
- Ground Floor Utility Room
- Parking & Garage
- Popular Limers Lane Site
- NHBC Warranty

Overview

A wonderful three bedroom home arranged over three floors. The ground floor hall leads to a cloakroom, storage, a utility room with garden access, and internal garage access.

The first floor features an open plan kitchen / dining space with a modern kitchen fitted with high quality stainless steel appliances and French doors with Juliette balcony. The separate living room also includes French doors with a Juliette balcony.

Stairs lead to the second floor master bedroom with an en-suite, two further bedrooms, extra storage and a family bathroom. Integral garage and driveway parking space. Plots 34-30 are shown left to right. Interior space is 1,232 sq ft.

Each home is finished with a sympathetic, plot-specific design, using white light render, stone render, straw yellow render, red brick, or a combination of these, paired with either a pan or plain tiled roof and complemented by white windows. For detailed examples, please consult with our Sales Advisor.

The development is thoughtfully planned, offering generous outside space and built by an award-winning, privately-owned local developer. Homes are constructed using traditional materials and come with a Premier Guarantee 10-year warranty for peace of mind.

Kitchens are fully fitted, featuring an eye-level electric oven, a four-burner gas hob with a stainless steel and glass splashback, a hood extractor, and integrated fridge/freezer and dishwasher.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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

Outside

The gas-fired central heating system includes a combi boiler for three-bedroom homes and four-bedroom homes with an en-suite. Four-bedroom homes with two en-suites (Knowle and Blenheim) are fitted with a condensing boiler and cylinder. All homes include photovoltaic (solar) panels.

Bathrooms feature Duravit sanitary ware in white with stylish taps, concealed cisterns, and wall-hung toilets. En-suites and bathrooms include shaver sockets, thermostatically controlled radiators, and heated chrome Pisa towel rails.

Recessed downlights are installed in the kitchen, entrance hall, bathrooms, en-suites, and cloakrooms, with external lighting provided by recessed downlights or coach lights at the front and rear of each home.

Garages, car ports, and parking spaces are included, with infrastructure for a 7kW electric vehicle charging point. Rear gardens come with 6ft close-boarded fencing and topsoil, while front gardens are laid to turf or shrubs.

Power sockets with USB points are fitted in the living room, kitchen, and bedroom one (plus the study in Camden and Knowle homes). TV points are provided in the living room, bedroom one, and bedroom two.

Room list: