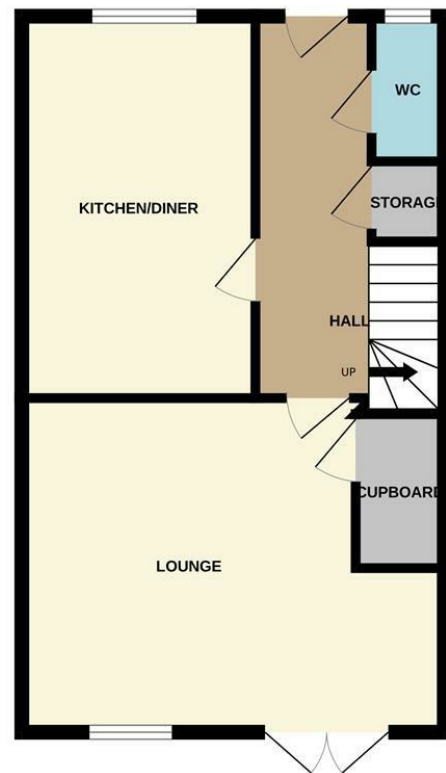
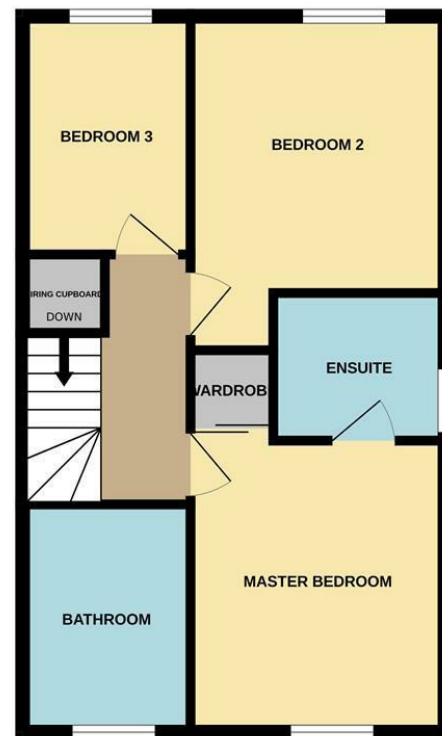


GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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30 Patt Drive

Bideford, Devon, EX39 4GB

Guide Price

£279,950

- Recently Constructed Semi-Detached House
- Gas Fired Radiator Central Heating
- An Ideal Family Residence
- 3 bedrooms
- Garage and Parking
- Popular Residential Location
- PVC Double Glazing
- Balance of NHBC Warranty
- Early Inspection Advised!

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or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

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- Room list:**
- Entrance Porch and Hall**
 - Ground Floor WC**
 - Lounge**
5.13m maximum x 3.12m maximum (16'10" maximum x 10'3" maximum)
 - Kitchen/Diner**
4.67m x 2.84m (15'4 x 9'4")
 - Master Bedroom**
 - En-Suite**
1.83m x 1.60m (6' x 5'3")
 - Bedroom 2**
3.91m maximum x 3.00m maximum (12'10 maximum x 9'10" maximum)
 - Bedroom 3**
 - Family Bathroom**
2.06m x 1.83m (6'9" x 6')

30 Patt Drive comprises a recently built semi-detached house, constructed by the highly acclaimed Devonshire Homes approximately two years ago, and now benefiting from the balance of an NHBC warranty. The well-presented two-storey accommodation boasts PVC double glazing and gas-fired radiator central heating, an integral ventilation system, along with useful storage facilities. The property is ideally suited to provide a comfortable family residence and is conveniently located within easy walking distance of local amenities, including a Tesco supermarket, schooling, and a nearby bus route. An early internal inspection is strongly advised to avoid disappointment.

The accommodation briefly comprises a canopy entrance porch leading to a warm and welcoming entrance hall, with a ground floor WC and useful storage. To the front of the house is a well-appointed and spacious kitchen/diner, featuring a number of integral appliances and ample space for a dining table. To the rear, a comfortable lounge overlooks the rear garden and is accessed via double doors. On the first floor are three generously sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a well-appointed family bathroom.

Bideford is a popular town and working port, located on the banks of the River Torridge, and offers a good selection of amenities including a range of shops, schooling for all ages, and leisure facilities. 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 offers easy access to Barnstaple, North Devon's regional centre, which provides the area's main shopping, business, and commercial facilities.

Services
All Mains Services Available

Council Tax band
C

EPC Rating
B

Tenure
Freehold

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



Outside

To the front of the house is a lawned garden area, bounded by metal railings and mature hedging, with a paved entrance pathway. To the rear is an enclosed garden featuring a paved patio and lawned area, with a gate providing external access. There is also a door giving access to a detached single garage measuring 20'4" x 11', fitted with an up-and-over door, power and lighting, eaves storage, and a private parking space to the front.

Agent's Note: Please be advised that the property is subject to an annual service charge of £200 per annum, which covers the maintenance and upkeep of communal facilities.

