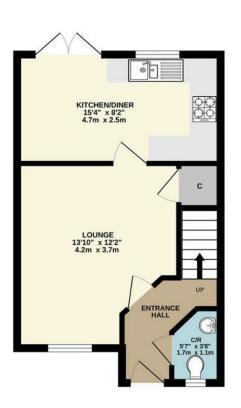
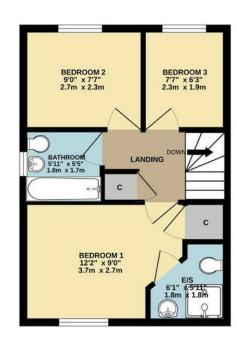


GROUND FLOOR 57 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR



PINCOMBE ROAD, BIDEFORD

TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.

It has been made to ensure the accuracy of the footplan contained here, measurements from the footbland of the footbl

Directions

Heading out of Bideford, proceed up through the High Street, turning right towards Old Town and Clovelly Road. Follow the road for approximately 2 miles. Upon reaching the traffic lights, turn right onto Pincombe Road, where number 1 is situated on the left-hand side, at the entrance of the development, with the for sale board clearly displayed.

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

Call 01237 879797

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. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

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







3 Bedroom House - No Chain

1 Pincombe Road, Bideford, EX39 3FX

- Modern Semi Detached House
- Remainder Of The 10-Year NHBC Warranty
- Must Be Viewed!

• 2 Parking Spaces

• Front Back & Side Garden

• Fantastic Far-Reaching Views

 NO ONWARD CHAIN - Quick Move Possible

£237,500

Guide Price

Bideford 01237 879797 • Barnstaple 01271 327878 • Braunton 01271 814114 www.phillipsland.com barnstaple@phillipsland.com





Set within a popular modern development on the edge of town, this stylish three-bedroom end-terrace home offers contemporary living, re-decorated and with ALL NEW flooring throughout and FANTASTIC far reaching views. Conveniently located for Bideford, the A39 and North Devon's stunning beaches, the property is ideal for couples, young families or first-time buyers looking for a low-maintenance home. NO ONWARD CHAIN.

The house benefits from a private west-facing garden, two allocated parking spaces, and the reassurance of the remaining NHBC warranty. Designed with modern living in mind, the accommodation is well balanced, practical and easy to maintain.

Bideford itself is a thriving riverside town with a strong sense of community, offering independent shops, cafés, the Pannier Market and cultural attractions including The Burton Art Gallery. Nearby coastal favourites such as Appledore, Westward Ho! and Instow are easily reached, while excellent road links connect Barnstaple, Tiverton and beyond.

The property is available with no onward chain and has been recently decorated with has new carpets throughout, presenting an excellent first time or investment purchase.



The rear garden is a real feature of the home enjoying a patio and a sunny West-facing lawn taking full advantage of the afternoon and evening sun - perfect for little ones, pets or simply relaxing in the afternoon sun. In addition, there is space for a shed to the side of the property which is a surprising added bonus!

AGENTS NOTE

There is a service charge of £243.25pa payable as a contribution to communal parts and green spaces on the development.

Services: Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
Tenure: Freehold

Room list:

Entrance Hall

Lounge 4.2 3.7 (13'9" 12'1")

Kitchen Diner 4.7 x 2.5 (15'5" x 8'2")

Ground Floor WC

First Floor Landing

Bedroom 1 3.7 x 2.7 (12'1" x 8'10")

Bedroom 2 2.7 x 2.3 (8'10" x 7'6")

Bedroom 3 2.3 x 1.9 (7'6" x 6'2")

Bathroom 1.8 x 1.7 (5'10" x 5'6")

Services

All mains connected

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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



