



PINCOMBE ROAD, BIDEFORD  
TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 current or effective condition can be given.  
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## 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](mailto: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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Guide Price

**£237,500**

## 3 Bedroom House - No Chain

1 Pincombe Road, Bideford, EX39 3FX

- Modern Semi Detached House
- 2 Parking Spaces
- Remainder Of The 10-Year NHBC Warranty
- Front Back & Side Garden
- Must Be Viewed!
- Fantastic Far-Reaching Views
- NO ONWARD CHAIN - Quick Move Possible



## 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")

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 including 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.

Some of these photographs have been virtually staged.

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

Tenure: Freehold



## Services

All mains connected

## Council Tax band

C

## EPC Rating

B

## Tenure

Freehold

## Viewings

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