



8 Lower Abbots, Buckland Brewer, Bideford, EX39 5FH

Asking Price £300,000

- Spacious Detached Home
- Built By Highly Regarded Pearce Construction
- Stylishly Presented Throughout
- 10 Year NHBC Warranty
- Private Rear Garden
- Short Stroll to Village Centre
- Garage and Off-Road Parking
- Master with En-suite



## 8 Lower Abbots, Bideford EX39 5FH

We are pleased to present this desirable Maple Design Home, expertly constructed by the renowned Pearce Homes. This three-bedroom detached property is conveniently located within walking distance of the village and benefits from the remainder of its NHBC warranty. Positioned in an enviable spot within the development, number 8 offers a secluded rear garden, a garage with off-road parking, and spacious, well-planned accommodation throughout. Early viewing is highly recommended.



Council Tax Band: New Build



## Introduction

Number 8 is a well-proportioned detached three-bedroom family home. The entrance hall guides you into the home, with the ground floor offering kitchen/dining room, lounge, cloakroom. The first floor comprises master bedroom with en-suite, and two further bedrooms served by a family bathroom. The Maple has the benefit of an attached garage and off-road parking.

## Ground Floor

### Lounge

18'4" x 10'7"

A spacious lounge with French Doors providing access into the garden and flooding the room with natural light, now open plan and flowing into the kitchen/diner.

### Kitchen/Diner

16'1" x 10'2"

The kitchen has been well fitted with a range of matching hand and eye level units, housing a range of built in Bosch appliances including an induction hob with extractor over, double oven and dishwasher. There is also ample space for a dining table and chairs with space and plumbing for a washing machine.

## First Floor

### Bedroom One

10'4" x 9'10"

A good sized double bedroom with ensuite bathroom.

### Ensuite Shower Room

A modern three piece suite comprising a shower cubicle, low level WC, heated towel rail and hand wash basin.

### Bedroom Two

10'4" x 9'9"

A further good sized double bedroom.

### Bedroom Three

10'11" x 7'7"

Ideal as a home office or spare room.

### Bathroom

A modern three piece suite comprising a bath with shower attachment, low level WC and hand wash basin.

### Outside

At the front of the property, a large driveway provides ample parking for multiple vehicles. The garage is accessible through an up-and-over door, with side access leading to the rear garden. The rear garden is primarily laid to lawn, featuring a patio area perfect for al-fresco dining. Offering a high level of privacy, the garden is enclosed by a wooden fence.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

### Services

Mains electricity, mains drainage. Air source heating.



# Directions

For sat nav devices use postcode EX39 5HY From the A39 Bideford (Atlantic Highway) After crossing the Torridge Bridge take the 1st exit at the roundabout, signposted Bideford, onto Heywood Road. Continue along this road for approximately 1 mile to the end of Bideford Quay. At the Old Bideford Bridge roundabout take the 2nd exit onto New Road/A386. At the next roundabout take the 1st exit and continue along the A386. After 1½ miles turn right signposted Littleham/Buckland Brewer/Parkham/Bradworthy. After 2.7 miles turn left sign posted Buckland Brewer. Follow this road into the village and continue past the primary school. After the primary school, take the first left into Hillpark and follow the estate road. You will find Lower Abbots located at the end of Hillpark estate road.



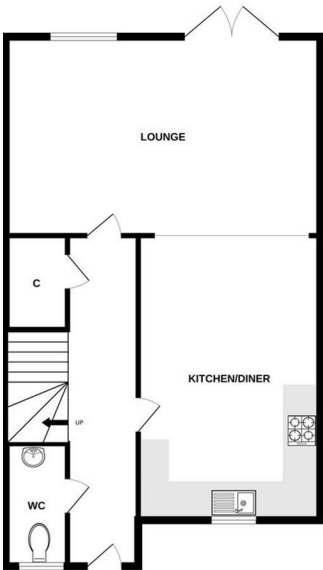
# Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

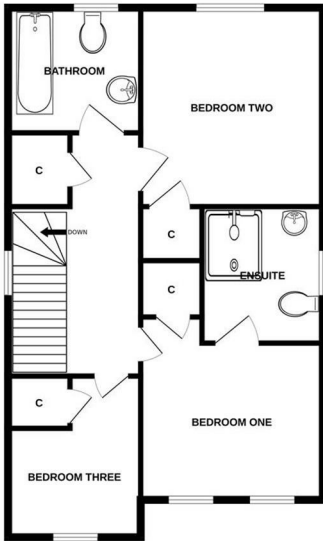
# EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
878 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 1746 sq.ft. (162.3 sq.m.) approx.  
While every effort 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 misstatement. 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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