



## Plot 2 Copse Close, Buckland Brewer, EX39 5FH

Asking Price £350,000

- A Gift From Pearce of up to £15,000 towards your NEW HOME\*
- Select Development of 5 Homes
- Popular Village Location
- Award Winning Developers
- Delightful Countryside Views
- Save Over £1,000 On Energy Bills With These New Build Homes\*
- Pearce Quality Finish
- 10 Year NHBC Warranty



### Directions

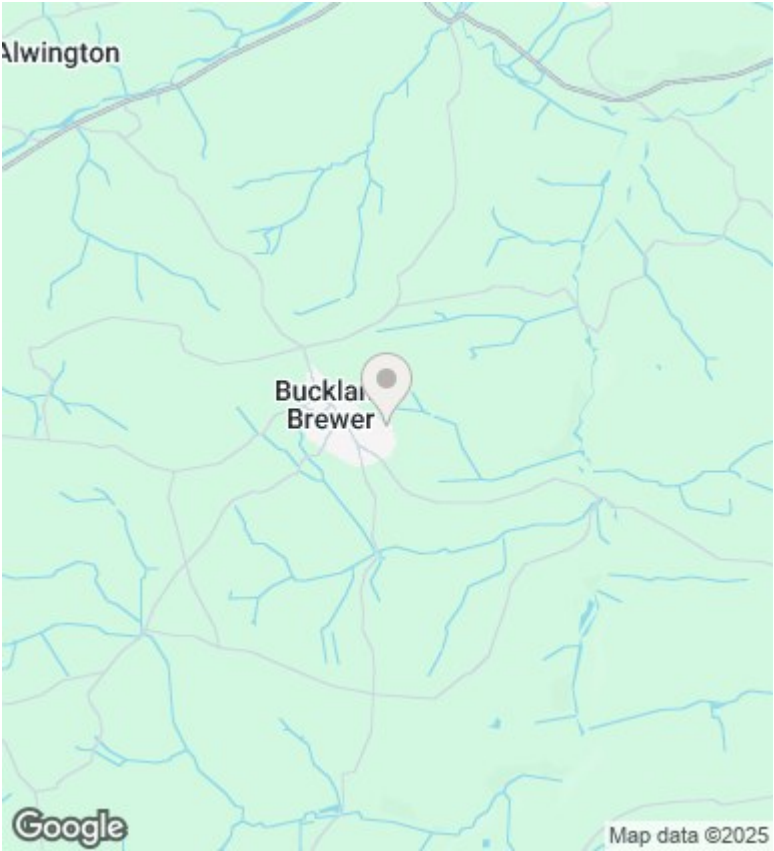
After crossing the Torridge Bridge take the 1st exit at the roundabout, signposted Bideford, onto Heywood Road. Continue along this road for approximately 1 mile to the end of Bideford Quay. At the Old Bideford Bridge roundabout take the 2nd exit onto New Road/A386. At the next roundabout take the 1st 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

### Viewings

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

### Council Tax Band

### EPC Rating:



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