



## Plot 3 Copse Close, Buckland Brewer, EX39 5FH

Asking Price £290,000

- A Gift From Pearce of up to £15,000 towards your NEW HOME\*
- Pearce Quality Finish
- Popular Village Location
- Award Winning Developers
- Delightful Countryside Views
- Save Over £1,000 On Energy Bills With These New Build Homes\*
- Select Development of 5 Homes
- 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC