



Plot 69 Buckleigh Road, Bideford

Asking Price Of £299,950

 **3 Bedrooms**

 **2 Bathrooms**

 **EPC TBC**

- Available Now
- Much Sought After Development
- Private Enclosed Rear Garden
- Brand New Build
- Quiet Tucked Away Position
- Detached Single Garage
- Occupying A Corner Plot
- Master With En-Suite
- 10 Year NHBC Certificate

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Plot 69 Buckleigh Road,

Bideford EX39 3PU

Morris and Bott are proud to be working alongside Wainhomes on their exciting Deer Park Development in one of the most sought after areas along the North Devon coastline. The ever popular Edale Design offers a spacious 3 bedroom single level bungalow, with generous lounge and practical kitchen/diner with French doors opening out onto the rear private garden. The master bedroom benefits from a private en-suite, with a further spacious family bathroom.

Westward Ho! with its 2 miles of golden sandy blue flagged beach is within easy reach and is a favourite with surfers, families and bathers alike. Protected by the unique natural feature of the pebble ridge the Northam Burrows Country Park is a popular spot with walkers and cyclists and is also the home of England's Oldest Golf Club, the Royal North Devon Golf Club.



LOUNGE 15' 6" x 14' 1" (4.73m x 4.31m)

KITCHEN/DINER 22' 1" x 9' 4" (6.74 m x 2.87m)

MASTER BEDROOM 11' 6" x 12' 9" (3.53m x 3.90m)

ENSUITE 7' 8" x 5' 7" (2.35m x 1.71m)

BEDROOM TWO 8' 0" x 14' 2" (2.46m x 4.33m)

BEDROOM THREE 9' 1" x 10' 4" (2.77m x 3.17m)

BATHROOM 5' 6" x 6' 10" (1.70m x 2.09m)





Services – All mains connected.

Tenure – Freehold

Council Tax Band – B

Local Authority – Torridge District Council

Directions

From Bideford Quay proceed towards Northam. Upon reaching Heywod Road roundabout turn left signposted to Westward Ho! taking the first right hand turning to follow the direction of Westward Ho! After approximately 1/2 mile the entrance to Deer Park will be found on your left hand side.

IMPORTANT NOTICE - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via morrisandbott.co.uk, as and when they are made available by the property owner.

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