

Regency

ESTATE AGENTS



9 WOOD LEA, PARKHAM, EX39 5FF

£485,000

A modern 3 bedroom, master en-suite, detached bungalow offering spacious & superbly presented accommodation with under floor heating throughout and the benefit of solar panels & battery storage together with good sized level rear garden, garage and ample driveway parking.

regencyestateagents.com | info@regencyestateagents.com 01237 422433

Constructed in 2021, 9 Wood Lea is a spacious 3 bedroom bungalow which has been further enhanced by the current owners through the addition of a large conservatory and installation of solar panels with battery storage.

The popular semi rural village of Parkham has a vibrant community centring around a well utilised village hall and public house, the Bell Inn together with a local butchers, primary school and parish church.

The bungalow benefits from electric under floor heating with the accommodation including a comfortable lounge together with stylish kitchen with integrated appliances & utility room whilst the addition of the conservatory provides additional seating and dining space, overlooking the rear garden.

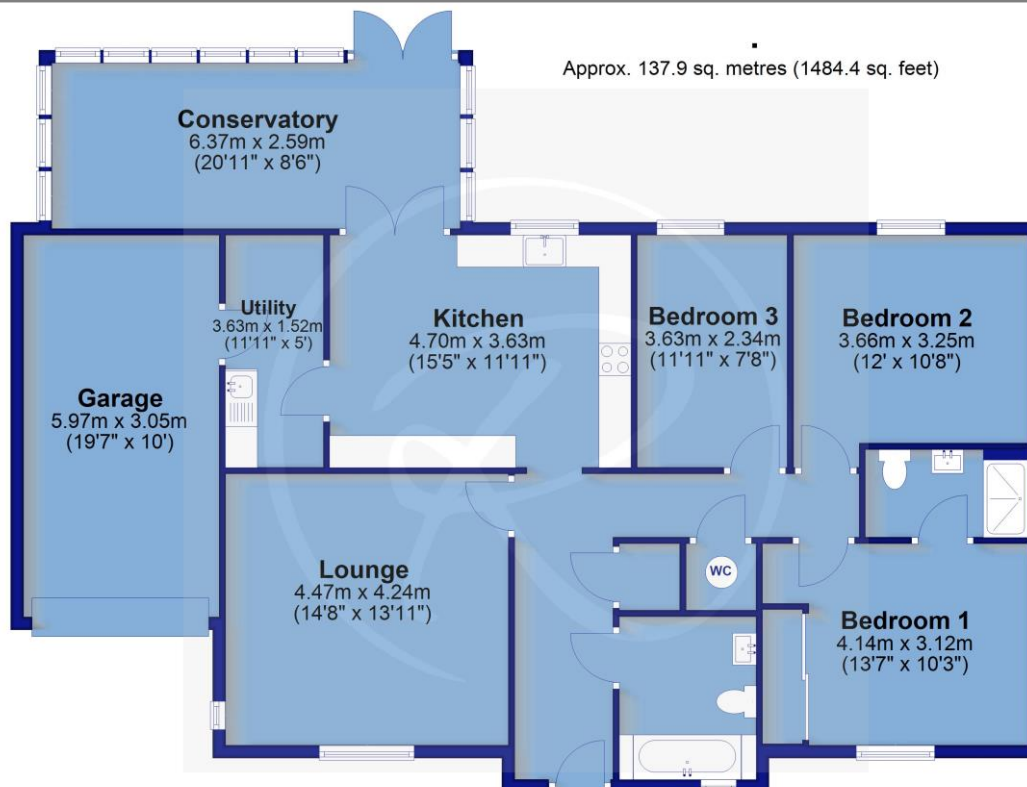
Each of the 3 bedrooms are of a generous size with the master benefitting from a well appointed en-suite and built-in wardrobes.

Externally, a brick paved driveway provides parking for several vehicles in front of the garage whilst side gated access leads to the fully enclosed rear garden, being laid to lawn with decked seating area and extensive raised sleeper beds.

Services: Mains electricity, water & drainage.

Energy Performance Certificate: B (85)

Council Tax: BAND D (£2,331.45 per annum)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

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