

Regency

ESTATE AGENTS



15 YORK RISE, BIDEFORD, EX39 3TN

GUIDE £455,000

A superbly presented 4/5 bedroom modern detached house offering adaptable accommodation over 3 floors including open plan kitchen/dining/living room, large sun room and separate dining room/bedroom 5 together with 2 en-suites and well appointed bathroom, south facing garden, ample parking & garage.

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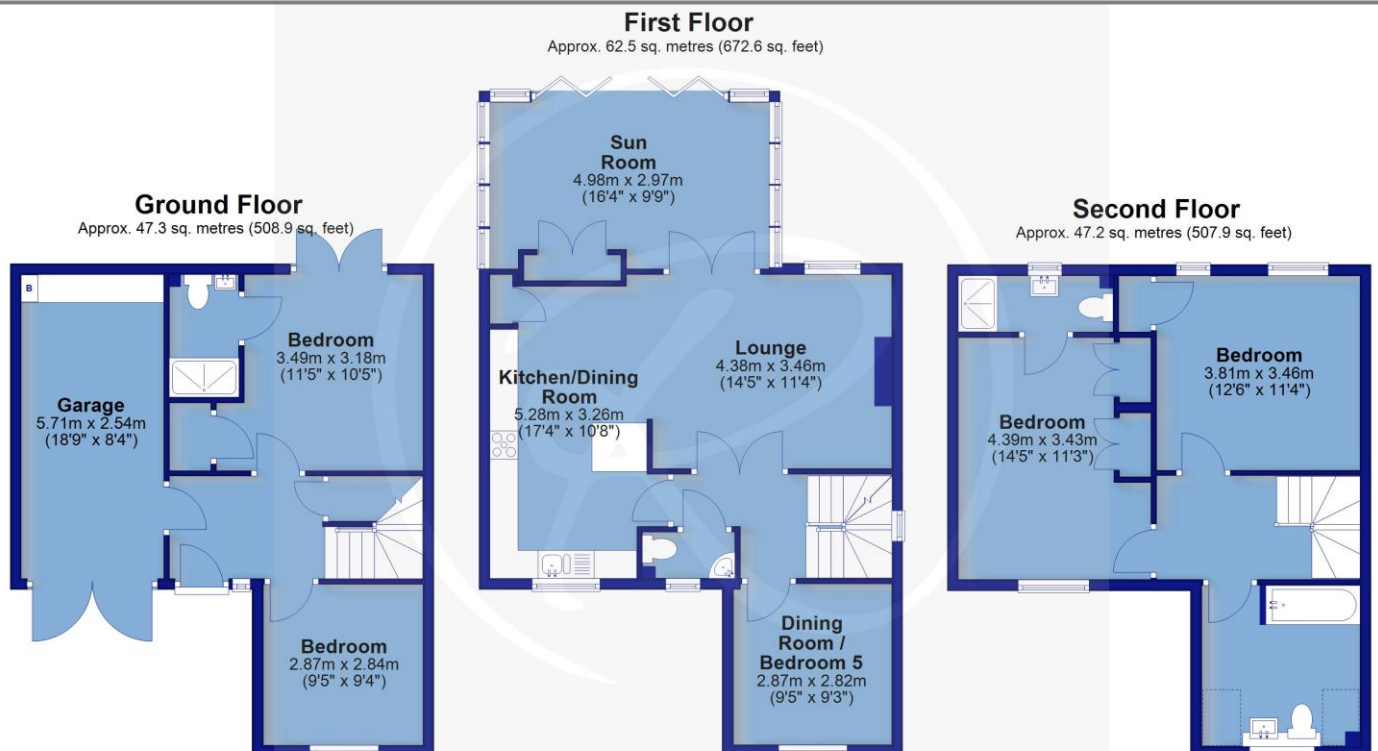
15 York Rise will be found in a pleasant cul-de-sac location, conveniently situated within walking distance of Bideford town centre and local schooling making this an excellent family home – there’s even a small play area in close proximity.

This spacious detached home offers well proportioned & flexible accommodation over 3 floors, catering equally well for families and those seeking dual occupancy or a space to work from home whilst the contemporary finish makes this a turn key home which can be moved into and enjoyed from the outset.

Comprising 2 comfortable ground floor bedrooms, one with en-suite; stairs rise to the first floor featuring an L shaped open kitchen/dining/living room providing a superb social space which flows through to a large sun room and onto the attractive south facing garden. Additionally, there is a separate dining room/bedroom 5 and cloakroom WC.

To the second floor is the master bedroom with en-suite and built-in wardrobes together with a further double bedroom and well appointed bathroom. This is an impressive family home, well equipped for modern life and located in a great position.

Services: All mains services are connected.
Energy Performance Certificate: B (84)
Council Tax: Band E (2,930.72 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.