



34 PATT DRIVE, BIDEFORD, EX39 4GB

GUIDE: £240,000

A modern 2 bedroom semi-detached house on the rural edge of Bideford, boasting a contemporary kitchen, lounge/diner, 2 spacious bedrooms, bathroom, enclosed rear garden with large summer house and driveway parking for 2 vehicles. An ideal first-time buyer home or investment opportunity!

This modern 2 bedroom semi-detached house is located on the rural edge of Bideford, with fantastic public transport links and close proximity to local amenities including a Tesco Supermarket & local schools.

Stepping inside, the entrance hall leads to a neat cloakroom with WC & basin to your left, whilst the contemporary kitchen to the right hand side with pocket sliding door and comprises an array of wall & base units, electric oven & hob and space for a washing machine and tall standing fridge freezer.

The spacious lounge/dining room is flooded with light thanks to its South facing aspect, looking out to the garden via patio doors to the rear.

Stairs rise to the 2 spacious bedrooms with the main bathroom found nestled between the two being well appointed with a bath & shower over with screen, WC & pedestal basin styled with chrome fittings.

Outside, to rear of the property the garden is a little oasis with a luxury 12ft x 8ft wooden summer house and decking, whilst a lawn and patio off the French doors conclude the garden.

A driveway is positioned to the left hand side of the property, providing parking for 2 vehicles.

Having been built in 2023 by Devonshire Homes, this property benefits from a 10 Year NHBC building warranty, with 9 years remaining.

Services: Mains electricity water & drainage.
Gas Central Heating.

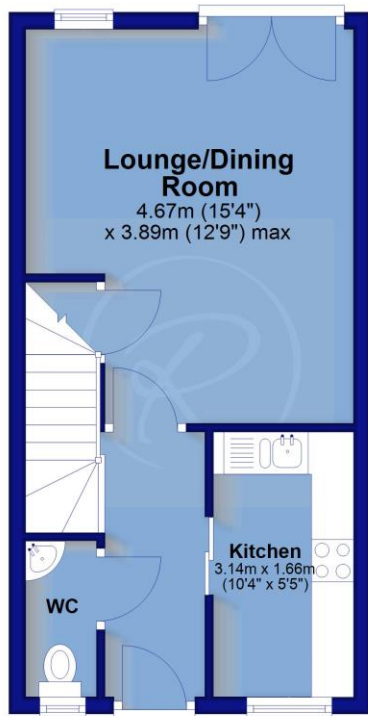
Energy Performance Certificate: B (82)

Council Tax: 'BAND B' £1,865.00



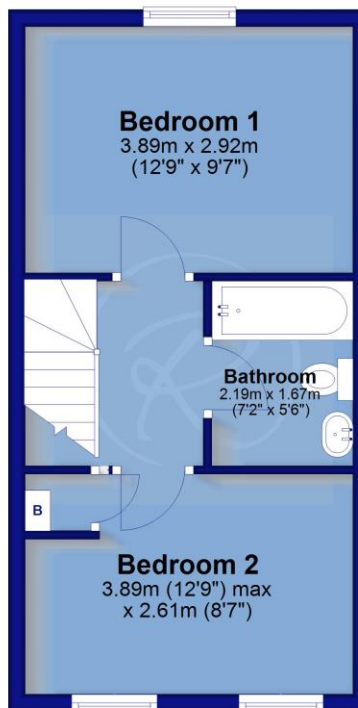
Ground Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



First Floor

Approx. 30.7 sq. metres (331.0 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 sq. feet)

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

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