



**15 FOUR ACRES, BIDEFORD, EX39 3RW**

**O.I.R.O £360,000**

A 4 bedroom, master ensuite, detached modern house situated in a pleasant end of cul-de-sac position whilst offering well proportioned accommodation including lounge, separate dining room & conservatory with the benefit of gas fired central heating, uPVC double glazing & enclosed rear garden.

Four Acres will be found quietly nestled towards the end of the cul-de-sac on the popular Londonderry development with No15 offering well proportioned accommodation and benefiting from gas fired central heating & uPVC double glazing.

Comprising of 4 bedrooms (3 doubles), 2 reception rooms and conservatory together with kitchen & utility this is a great family home, brimming with potential.

The property in general will be found in good condition although some modernisation would be beneficial whilst there is also great scope to create a contemporary open plan kitchen/dining/living area by combining the existing rear rooms and exiting conservatory.

The first floor bedrooms overlook the front & rear respectively with a family bathroom and en-suite to the master bedroom.

To the rear of the property is a good sized garden, currently arranged to provide a variety of seating areas together with a wealth of established flowers, shrubs & bushes and wildlife pond. In addition, the double garage & driveway provides excellent parking options.

**Services:** All mains services are connected  
**Energy Performance Certificate:** C (71)  
**Council Tax:** BAND C (£2,131.43 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.