



**5 ABBOTSHAM ROAD, BIDEFORD, EX39 3AF    GUIDE PRICE £365,000**

A spacious & adaptable 5 bedroom, 3 bathroom period house offering comfortable accommodation complimented by a variety of character features and modern improvements together with the benefit of gas fired central heating, uPVC double glazing and enclosed rear courtyard style garden.

Situated on the outskirts of Bideford town centre, within walking distance of nearby amenities and local schools, No5 Abbotsham Road is a delightful period home offering charm & character blended with modern convenience whilst offering great adaptability.

The spacious accommodation is instantly appealing, with the welcoming entrance hall including original tiled floor, leading off to the two comfortable reception rooms – the lounge with bay window, feature fireplace & wood burner.

The kitchen leads directly to the courtyard style, walled garden and comprises a range of modern cupboards & drawers together with Rangemaster oven.

Over the first floor are two large double bedrooms, the master with en-suite bathroom whilst the family bathroom offers an air of luxury, comprising freestanding bath and spacious shower enclosure. In addition is a further shower room, being well positioned for use by each of the remaining three bedrooms, located on the second floor.

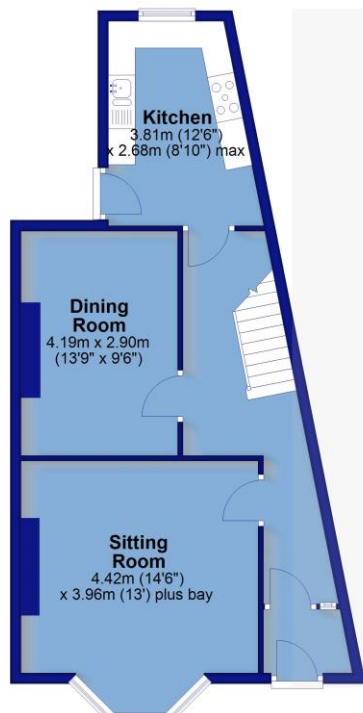
A short distance from the property is a single en-bloc garage, which is available by separate negotiation.

**Services:** All mains services are connected  
**Energy Performance Certificate:** E (54)  
**Council Tax:** BAND B (£1865.00 per annum)



### Ground Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



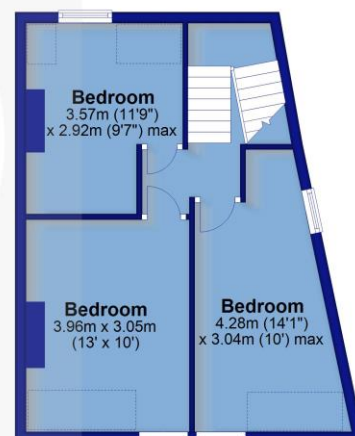
### First Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



### Second Floor

Approx. 40.4 sq. metres (434.6 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.