



**19 PINCOMBE ROAD, BIDEFORD, EX39 3FX**

**GUIDE £345,000**

An attractive 3 bedroom (master en-suite) modern detached house offering immaculately presented accommodation complete with stylish kitchen/diner, comfortable lounge, & large conservatory together utility room & cloakroom WC whilst complimented by a landscaped garden, garage & driveway parking.



This attractive stone fronted detached house will be found located in a convenient location, towards the upper reaches of Bideford with easy access to nearby amenities and road networks to the neighbouring coastal villages.

An immaculate "turn key" home, No19 offers well proportioned accommodation featuring a stylish kitchen/diner plus utility together with a comfortable lounge, further enhanced by the addition a large conservatory, providing excellent further living space which connects directly to the attractive, landscaped garden.

To the first floor, the landing leads off to the 3 bedrooms and family bathroom. Two of the bedrooms are doubles with the master being complete with an en-suite shower room whilst having ample space for wardrobes.

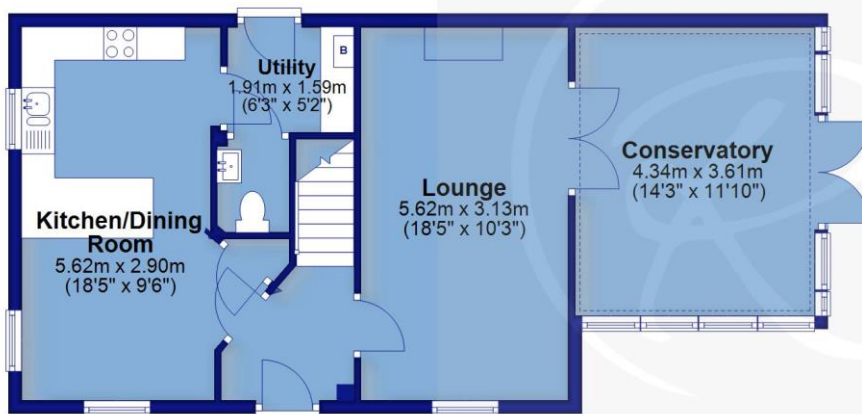
Externally the front & left side of the property is enclosed by wrought iron railings with level lawn and a vibrant selection of flowers & shrubs. The larger enclosed garden has been landscaped providing patio areas and raised lawn bordered by mature trees & bushes whilst gated access leads out to the driveway and single garage, with up/over door & useful overhead storage.

**Services:** All mains services are connected  
**Energy Performance Certificate:** B (83)  
**Council Tax:** BAND D (£2,397.86 per annum)



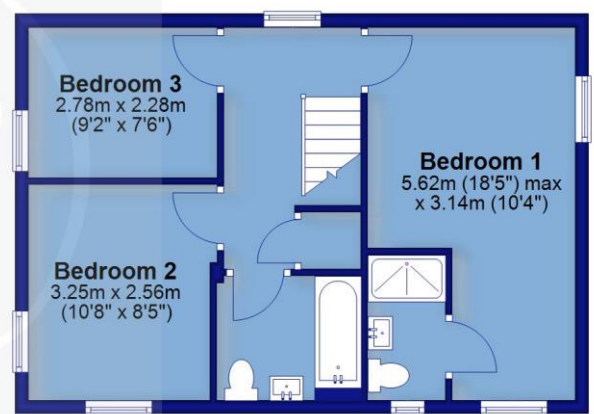
### Ground Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



### First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



Total area: approx. 108.5 sq. metres (1168.3 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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