



**83 PRIDHAM PLACE, BIDEFORD, EX39 3GA**

**£275,000**

A three bedroom modern property located in a convenient location on the outskirts of Bideford. The accommodation is arranged over three floors being well presented and spacious with a fully equipped kitchen with double doors opening onto the rear garden and a private parking space.

No. 83 presents a notably generous and highly adaptable living space, making it an ideal choice for families seeking a comfortable and well-appointed home environment.

The entrance hall creates a warm and welcoming first impression and flows effortlessly into the kitchen and dining area as well as the Lounge located on the ground floor.

The lounge offers a relaxing and spacious setting, perfect for unwinding at the end of the day or entertaining guests whilst the kitchen is modern and well equipped, overlooking the rear of the property with double doors leading into the garden.

Arranged across the first and second floors are three well-proportioned bedrooms. The principal bedroom boasting its own private en-suite shower room, providing both convenience and a touch of luxury. The remaining bedrooms are served by the modern family bathroom, which is fitted with a classic white suite and includes a shower as well as the bath ideal for both quick morning routines and leisurely evening soaks.

To the rear of the property lies a well maintained garden offering a variety of spaces for relaxation and outdoor enjoyment. It features both a paved patio area perfect for al fresco dining or simply enjoying the sunshine. The garden also includes a level lawned area and is fully enclosed, making it secure and family-friendly. A gated side access leads conveniently to the allocated parking space, ensuring practicality without compromising on aesthetics.

**Services:** All mains services are connected  
Gas fired central heating via boiler.

**Energy Performance Certificate:** B (85)

**Council Tax:** BAND C (£2,244.47 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.