



**16 ABBOTS DRIVE, BIDEFORD, EX39 4DB**

**£250,000**

Well-presented 3-bed home with modern kitchen/diner, spacious lounge, and stylish bathroom. Features a south-facing garden with BBQ and seating area, front garden, 2 parking spaces, and a garage. Ideal for families, offering comfort, storage, and great indoor-outdoor living space.



The property comprises of a spacious 3 bedroom house being well presented throughout with the accommodation comprising of an entrance hall with stairs leading to the first floor and door into the lounge which overlooks the front of the property and in turn leads into the kitchen / dining room fitted with a matching eye and base units completed in a modern look. There is a window overlooking the garden as well as double doors leading to the garden.

On the first floor there are 3 bedrooms, 2 being double in size and the master bedroom with fitted wardrobes as well as the family bathroom.

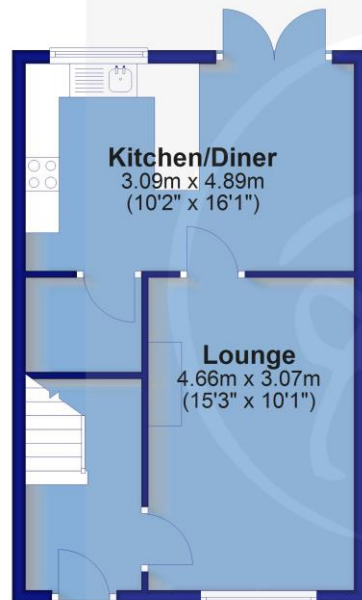
Outside the private gate with steps and a generous front garden lead to the entrance door with an area of lawn and well stocked with various bushes and shrubs. To the rear of the property the fully enclosed south facing garden is a great outside space with areas of lawn and an impressive BBQ and undercover seating area, perfect for dining Al fresco and an attractive space. The property also benefits from 2 off road parking space and a garage.

**Services:** All mains services are connected  
**Energy Performance Certificate:** E (41)  
**Council Tax:** BAND A (£1683.35 per annum)



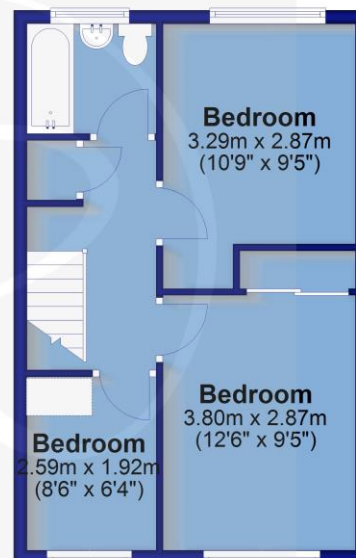
### Ground Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



### First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 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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