



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

**£239,950**

Modern 3-storey, 3-bed end-terrace home in a sought-after location with PVC double glazing, gas central heating, a spacious rear garden, and parking for two. Features open-plan living, rooftop views, and no onward chain. Ideal for families seeking space and convenience.

Situated in a popular residential area, this modern three-storey end-terraced house is a perfect fit for families. Benefitting from PVC double glazing, gas central heating, a spacious rear garden, and designated parking, the property is tucked away up a private driveway and is available with no onward sales chain.

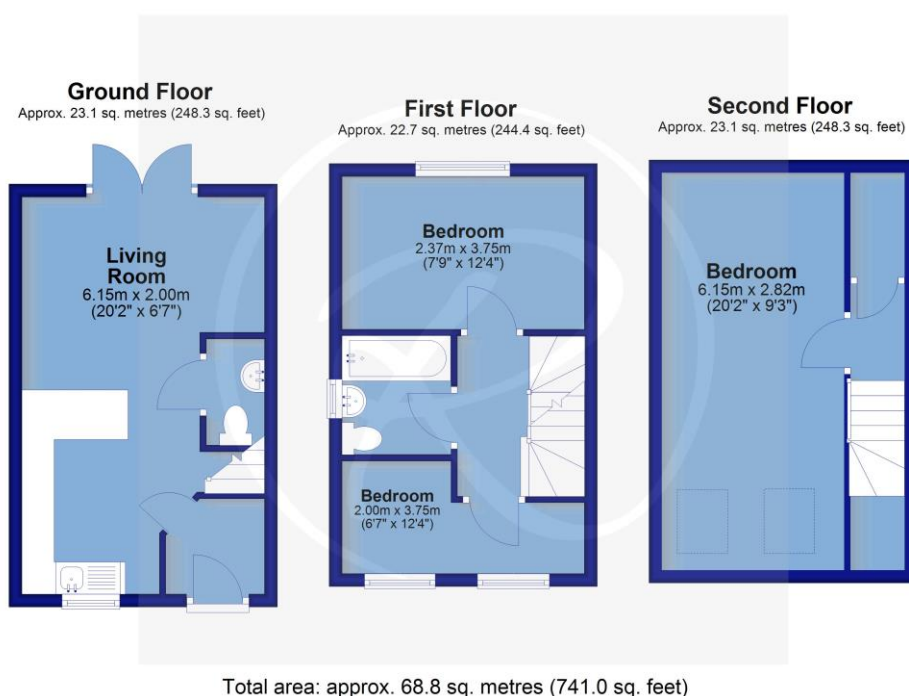
The accommodation begins with an entrance porch and hallway, leading to a staircase that rises to the first floor. The ground floor features a bright and airy open-plan kitchen and living room, enjoying a triple aspect. The kitchen is well-appointed, while the living area boasts double doors that open directly onto the generous rear garden, creating a perfect space for indoor-outdoor living.

On the first floor, you'll find two bedrooms and a family bathroom, while the second floor offers a spacious top-floor bedroom complete with Velux windows that provide far-reaching views across rooftops. An adjacent store cupboard offers additional storage.

Externally, the property has gravelled gardens to the front and side for ease of maintenance, with paved pathways throughout. To the side of the house, there is designated parking for two vehicles. A wooden pedestrian gate from the parking area leads to the enclosed rear garden, which features a paved patio, lawned area, and a timber garden shed – ideal for outdoor living and storage.

We are advised that the property is subject to an annual maintenance charge of approximately £250, covering the upkeep of the communal areas within the development.

**Services:** All mains services are connected  
**Energy Performance Certificate:** B (83)  
**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.