



**11 PENHAVEN COURT, PARKHAM, EX39 5FP**

**£250,000**

Stylish two-bedroom home in Penhaven Estate, Parkham, featuring a modern kitchen, bright living/dining space with French doors to a private courtyard, two bathrooms, ensuite to main bedroom, two parking spaces.

The Penhaven Development is set in tranquil leafy surroundings within the popular Devon village of Parkham. The small secluded development provides a range of high specification homes offering contemporary accommodation equipped for modern living.

This stylish two-bedroom terraced home delivers contemporary, low-maintenance living in the heart of the picturesque Devon village of Parkham.

Finished to an excellent standard throughout, the property features a sleek modern kitchen with integrated appliances and a bright, open-plan living/dining area. French doors open directly onto a private courtyard garden, creating an ideal space for relaxing or entertaining. A downstairs W.C. adds everyday convenience.

Upstairs are two generous double bedrooms, including a principal bedroom with its own ensuite shower room, complemented by a modern family bathroom.

Additional benefits include electric heating, mains services, two allocated off-road parking spaces, the remainder of the NHBC/building warranty, and no onward chain.

Parkham offers a welcoming village atmosphere with a local pub, farm shop, primary school, and essential amenities.

The vibrant market town of Bideford is just 15 minutes away, providing a wider selection of shops, restaurants, and secondary schooling.

An ideal opportunity for first-time buyers, downsizers, or anyone seeking a peaceful yet well-connected new home in a beautiful Devon setting.

#### General Features

- 10 Year Building Warranty
- Energy Efficient Air Source Heat Pump & providing central heating & underfloor heating
- uPVC Double Glazed Windows
- Multi-Point Security to all doors & windows
- Composite Front Doors



#### Ground Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



#### First Floor

Approx. 39.9 sq. metres (429.2 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

24 The Quay, Bideford, EX39 2EZ

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