



**56 Pincombe Road**  
Bideford | EX39 3FX

**JAMES FLETCHER**

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**exp** UK

## 56 Pincombe Road

Located within a popular residential location, conveniently positioned on the edge of town, this impressive detached 4 bedroom family home perfectly balances convenience with easy access to the idyllic North Devon coast. Immaculately presented throughout, the property features spacious accommodation along with off-road parking, a large garage and a tranquil West-facing garden, ideal for enjoying afternoon and evening sun. Close to Affinity shopping centre, nearby parks and schools and just a short drive from the beach, this recently-constructed home, sold with the remaining NHBC warranty, is perfect for those seeking their forever family home or an easy to run property to downsize or relocate.

Bideford, situated on the banks of the River Torridge, is a historic town brimming with character and charm. Its picturesque quayside offers a glimpse into the town's maritime past as a bustling port and trading hub. Nowadays, the town offers a thriving community with independent shops and cafes lining the streets or found in The Pannier Market. The town is also considered a cultural hub, being home to The Burton Art Gallery and with regular trips to Lundy Island, as The Oldenburg sets sail regularly from The Quay. Playing host to a number of events throughout the year and offering tranquil riverside walks, Bideford invites residents and visitors to revel in its rich heritage and timeless beauty. Close by and connected by a regular bus service, are the tourist hotspots of Appledore, a charming fishing village, Westward Ho!, with a glorious sandy beach and Instow.

From Bideford, the A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South, and continues to the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**



## STEP INSIDE

The property opens to an inviting hallway, welcoming you into the home and providing stairs to the first floor. The hallway flows through to the spacious lounge, found at the front of the home, which in turn, provides double doors opening to the impressive kitchen/diner/family room.

The kitchen is fitted with a range of work surfaces comprising a 1 1/2 bowl stainless steel sink and drainer unit with drawers and cupboards below and matching wall-units over, built-in oven and hob, space and plumbing for a dishwasher, breakfast bar, space for a large fridge/freezer, large pantry cupboard, ample dining space and double double doors opening to the West-facing rear garden, creating a seamless transition from inside to outdoors in the summer months. In addition, there is a useful utility room with space and plumbing for a washing machine and tumble dryer along with a side door to outside, and a convenient cloakroom with a low-level W.C and wash basin.

Stairs to the first floor open to a generous landing which leads to 4 bedrooms and the family bathroom. The main bedroom is found at the front of the home and enjoys built-in wardrobes, a large cupboard over the stairs and a stylishly-fitted ensuite with a shower, low-level W.C and wash basin. There are 2 further double bedrooms, whilst the 4th bedroom is a comfortable single room, currently utilised as a home office. The family bathroom matches the ensuite and is fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin.

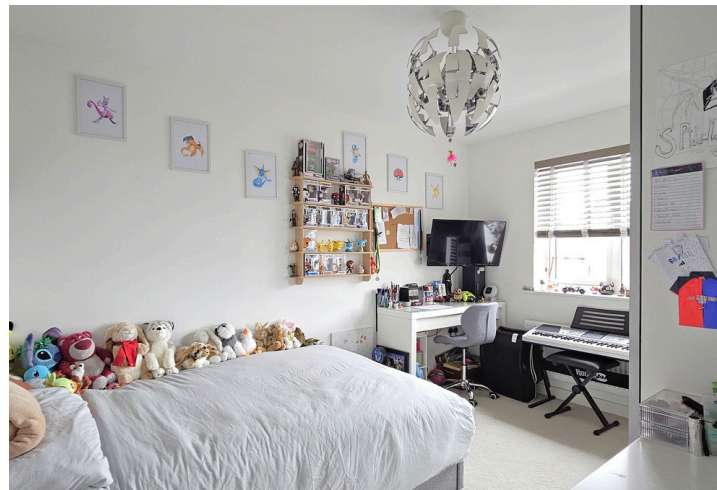
In all, this easy to run property makes for the perfect family home on the edge of town.

## OUTSIDE & PARKING

The property is approached by a private driveway, leading to the large garage, and a brick paved front garden with mature borders. There is access to the side leading to the rear garden, which has been recently landscaped and enjoys a large patio and level lawn, attractive flower beds and steps up to a raised patio. The rear garden enjoys a sunny West-facing aspect, taking full advantage of the afternoon and evening sun, the perfect place for garden parties, barbecues and alfresco dining.

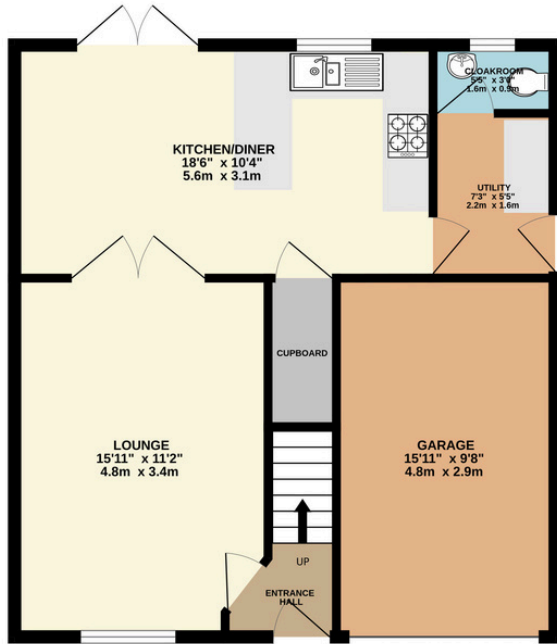
## VIEWINGS

By appointment only with the sole selling agent.

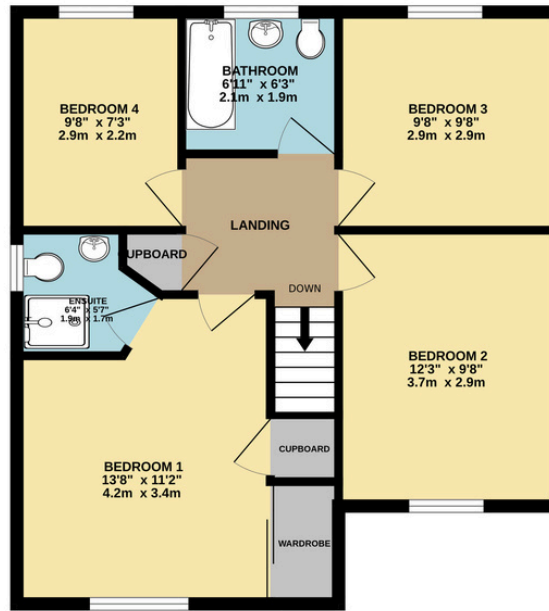




GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



- **Services:** All mains connected. Gas-fired central heating..
- **Service Charge:** Approx. £200pa
- **EPC:** B
- **Tenure:** Freehold
- **Council Tax:** Band D
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PINCOMBE ROAD, BIDEFORD

TOTAL FLOOR AREA : 1210 sq.ft. (112.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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