



7 Pincombe Road
Bideford | EX39 3FX

JAMES FLETCHER
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Tucked away within this sought-after residential development on the edge of town, this modern 3-bedroom end-terrace home enjoys a prime spot within easy reach of Bideford and the breath-taking North Devon coastline. A contemporary home designed with easy living in mind, the property offers well-balanced accommodation, a private West-facing garden, and two allocated parking spaces at the front. Ideal for those seeking a stylish yet low-maintenance property, it's well-suited to young families, couples and first-time buyers. Covered by the remainder of the 10-year NHBC warranty too, this recently-constructed home offers peace of mind and practical comfort.

The property is well-located on the edge of town, within this popular residential location, and offers easy access to Bideford, the A39 and the nearby coast. 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

Step through the front door into an inviting entrance hall, where you'll find a useful cloakroom, fitted with a low-level W.C and wash basin, along with stairs to the first floor. From here, the hallway flows into a generously sized lounge overlooking the front - perfect for children to play, relaxing evenings or entertaining guests. A useful understairs cupboard provides additional storage. To the rear, the kitchen/diner forms the heart of the home. It's well-equipped with a range of fitted work surfaces comprising an inset sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over, space for appliances including a large fridge/freezer, a washing machine and a tumble dryer, along with ample dining space with double doors opening directly onto the rear garden - seamlessly connecting indoors with an outdoor lifestyle.

On the first floor, the landing leads to 3 well-proportioned bedrooms, the family bathroom and a useful storage cupboard. The main bedroom is found at the front and enjoys an en-suite shower room, fitted with a shower, low-level W.C and a wash basin. Two additional bedrooms overlook the garden and offer flexibility for children, guests or working from home - the smallest room could alternatively be utilised as a home office or dressing room. The main bathroom includes a modern white suite comprising a bath with shower attachment, low-level W.C and a wash basin. The built-in cupboard on the landing adds further storage.

In all, this modern home offers practicality and convenience on the edge of town.

OUTSIDE & PARKING

The property is approached at the front by dedicated off-road parking with 2x allocated space directly in front of the home. There is a neat lawn and steps up to the front door along with side access to the rear garden. The rear garden is a real feature of the home enjoying a patio and a sunny West-facing lawn taking full advantage of the afternoon and evening sun - perfect for little ones, pets or simply relaxing in the afternoon sun and enjoying magnificent sunsets. In addition, there is space for a shed at the top of the garden.

AGENTS NOTE

There is a service charge of £243.25pa payable as a contribution to communal parts and green spaces on the development.

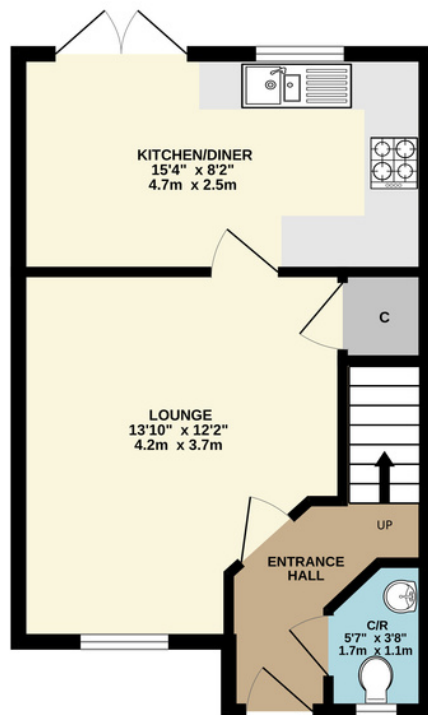
VIEWINGS

By appointment only with the sole selling agent.

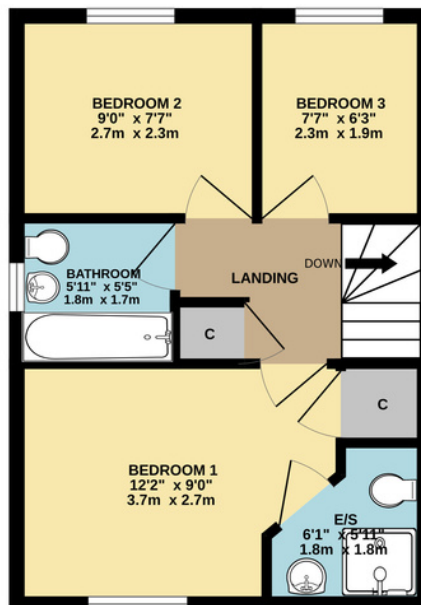




GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage. Gas-fired radiator central heating
- **Tenure:** Freehold
- **EPC:** B
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** Motivated - actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		96 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: 694 sq.ft. (64.5 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. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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