



11 Pincombe Road
Bideford | EX39 3FX

JAMES FLETCHER

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11 Pincombe Road

Nestled within a quiet position on the edge of town, this recently constructed 3 bedroom end-terrace home is perfectly positioned offering the best of both worlds, located within a popular residential development and with easy access to Bideford & the picturesque North Devon coastline. Enjoying well-planned accommodation along with dedicated off-road parking and a delightful wraparound garden, this easy to run home also offers peace of mind and is sold with the remaining balance of the 10 year NHBC warranty. Perfect for couples, families, and first-time buyers seeking comfort, convenience and easy access to the coast, this modern home is not to be missed.

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 inside to a welcoming entrance hall, inviting you into the home and providing stairs to the first floor and a convenient ground floor cloakroom, fitted with a low-level W.C and wash basin. The hallway then flows into the generous living room, with an outlook to the front and offering ample space for relaxing or entertaining, along with a generous understairs cupboard. The living room then opens at the rear to a bright kitchen/diner, designed for modern lifestyles and fitted with a range of 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, built-in dishwasher, space for appliances including a large fridge/freezer and a washing machine, ample dining space and French doors opening onto the garden, seamlessly blending indoor and outdoor living.

Upstairs, the landing connects 3 well-proportioned bedrooms and the family bathroom, along with a useful cupboard. The main bedroom, found at the front of the home, is a good-sized double and enjoys a private en-suite shower room, fitted with a large shower, low-level W.C and a wash basin. Two further bedrooms, both found at the rear of the home, provide flexible space for children and guests, or as a home office or dressing room. The family bathroom completes the accommodation and is fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin.

In all, the property offers modern comfort and convenience on the edge of town.

OUTSIDE & PARKING

The property is approached at the front with a lawned garden with mature shrubs and steps up to the front door. There is side access to the delightful rear garden that wraps around the home providing a large patio, a gently sloping lawn and plenty of space for sheds, a greenhouse or raised beds. The garden is perfect for adventurous little ones, those with "green fingers", or simply relaxing in the afternoon and evening sun. Beyond the garden, the property enjoys dedicated off-road parking with 2x allocated parking spaces.

AGENTS NOTE

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

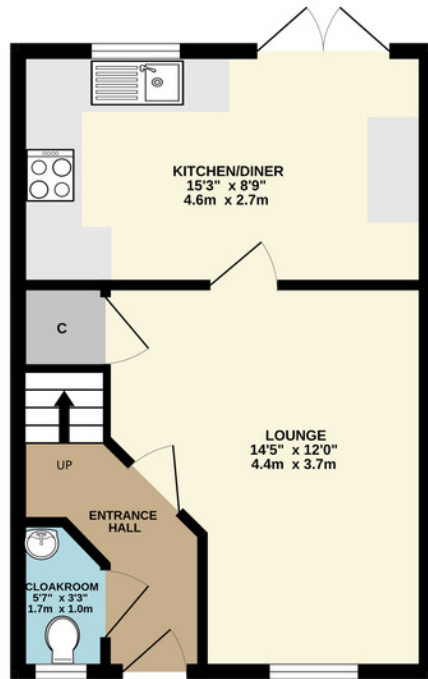
VIEWINGS

By appointment only with the sole selling agent.

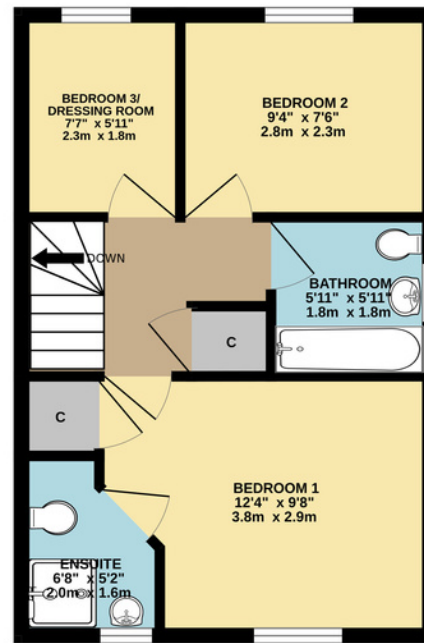




GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



PINCOMBE ROAD, BIDEFORD

TOTAL FLOOR AREA: 705 sq.ft. (65.5 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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- **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		



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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