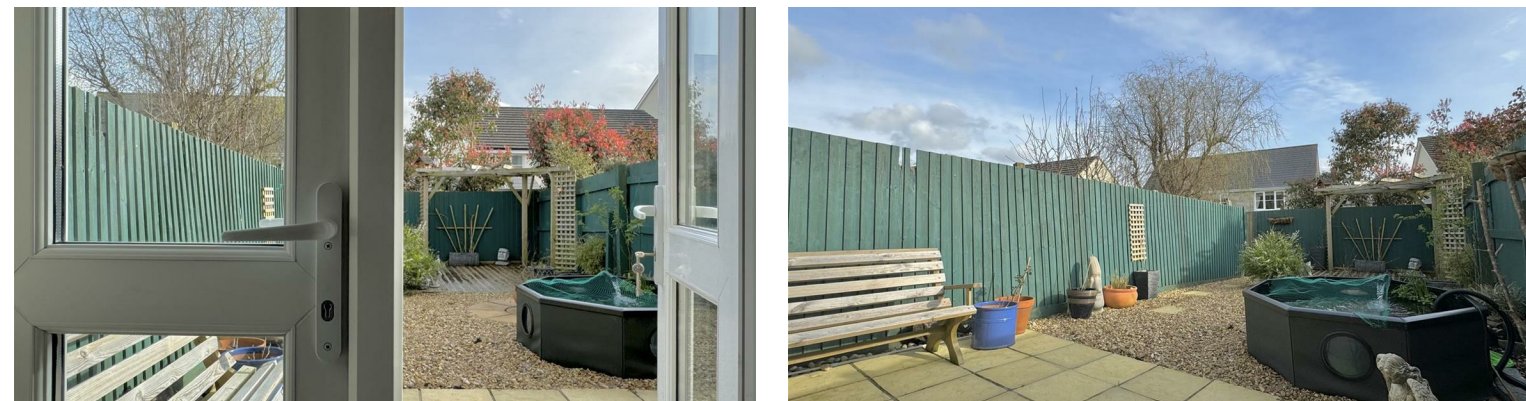


TOTAL FLOOR AREA : 1638 sq.ft. (152.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Directions

Head out of Bideford head over the old bridge turn left following the road for a little while turn right onto Manteo Way. Take the second left into Watkins Way and the second left into Honey Close. The property is nicely situated at the far of the cul-de-sac with number clearly displayed.

Looking to sell? Let us value your property for free!

Call 01237 879797
or email bideford@phillipsland.com

4 Bed Family Home

24 Honey Close, Bideford, EX39 4FS

Guide Price

£295,000

- Large 4 Bedroom Family Home
- Beautifully Decorated & Refurbished
- MUST VIEW!
- Driveway Parking & Garage
- Spacious Kitchen & Lounge
- South Facing Rear Gardens
- Ideal For The Growing Family

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.



Room list:

Entrance Hall

Kitchen Diner
4.10 x 3.91 (13'5" x 12'9")

Bedroom 4/ Study
3.24 x 2.49 (10'7".x 8'2")

Ground Floor WC
1.75 x 1.19 (5'8" x 3'10")

Lounge
4.04 x 3.93 (13'3" x 12'10")

Bedroom 1
3.91 x 2.83 (12'9" x 9'3")

Ensuite
1.87 x 1.81 (6'1" x 5'11")

Bedroom 2
3.94 x 3.12 (12'11" x 10'2")

Family Bathroom
2.11 x 1.88 (6'11" x 6'2")

Bedroom 3
3.91 x 2.83 (12'9" x 9'3")

Garage
5.61 x 2.70 (18'4" x 8'10")

Overview

A deceptively spacious four bedroom townhouse style property with plenty of elbow room for the whole family to enjoy. Ideal for those looking for more space or a growing family, just moments from town you will end the taxi of mum and dad!

The kitchen dining area is a well proportioned room and is perfect for hosting with family and friends. This leads out to the sun soaked south facing garden. Perfect for those summers evenings and incorporating the outside-in for hosting with family and friends.

The kitchen itself has a range of built in storage cupboards and plenty of preparation space creating an inviting spot for culinary creativity. Underfoot you have a luxury vinyl tiled floor, gas hob and electric cooker with tiled splashback, all finished to a lovely standard.

You have a selection of up to 4 bedrooms in total. The principal bedroom has an ensuite shower room along with an array of built in storage cupboards. Bedrooms two and three are of very good proportions ending that age old child argument over who gets the largest room. Bedroom four is a very versatile room currently used as a study but could comfortably fit a single bed and other necessary furniture.

Overall, this property is perfect for those seeking a spacious family home in a convenient and handy location. Yet being tucked away with privacy and peace offering the best combination for families or those looking for a roomy home. EPC -TBA

Services

All mains connected

Council Tax band

C

EPC Rating

TBA

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 or out of hours contact Edward on 07772363674



Outside

The garden is a particularly good space and enjoys most of the days sunlight. It's fully enclosed by a timber fence and perfect for your four-legged friends to roam freely. There is plenty of spots to sit out and enjoy the sun, extended patio area and new pagoda with decking, which are perfect for those morning coffees or alfresco dining. For those looking for a garden that has been landscaped and finished for you, look no further.

There is rear access to the garage which is a spacious size, (5.61m) and has a new electric door with plenty of storage above. There is also level access to the driveway which makes way for plenty of parking. There are two allocated parking spots for the property.

For more information about 24 Honey Close or to arrange a viewing please contact our Bideford branch without delay to avoid any disappointment!

