



TOTAL FLOOR AREA : 2382 sq.ft. (221.3 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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Large 4 Bedroom House - Bideford
77 Fulford Close, Bideford, EX39 4DX

Guide Price

£285,000

- Large Family Home
- Conservatory
- MUST VIEW!
- 4 DOUBLE Bedrooms (1 Ensuite)
- Open Plan & NEW Kitchen
- Garage & Driveway Parking
- Viewing LAUNCH DAY April 20th BY APPOINTMENT

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

Directions
Head out of Bideford crossing the old bridge turning left onto Barnstaple street. Heading out of town turn right onto Manteo Way pass Tescos upon reaching a roundabout take the second exit. Keep on the road taking the second exit into Fulford Close where number 77 is situated straight in front of you with for sale board clearly displayed.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Hallway

Kitchen Diner
3.95 x 3.16 (12'11" x 10'4")

Lounge
4.15 x 3.83 (13'7" x 12'6")

Conservatory
3.88 x 2.90 (12'8" x 9'6")

WC

First Floor

Bedroom 2
4.15 x 2.91 (13'7" x 9'6")

Bedroom 3
5.09 x 2.55 (16'8" x 8'4")

Bedroom 4
3.59 x 3.53 (11'9" x 11'6")

Bathroom
2.14 x 1.81 (7'0" x 5'11")

Bedroom 1
4.15 x 3.42 (13'7" x 11'2")

Ensuite
2.29 x 1.81 (7'6" x 5'11")

Walk-in-Wardrobe

Garage
5.11 x 2.59 (16'9" x 8'5")

Overview

A large semi detached family home with the rarity of 4 DOUBLE bedrooms with the principal bedroom having an ensuite along with a good degree of storage. For those looking for an upsize or more elbow room this is a MUST VIEW. Available with no onward chain.

LAUNCH DAY planned for the 20th of April by APPOINTMENT ONLY.

On approach, the property has a driveway for two cars and level access to the garage. Inside you have a new kitchen which has ample space for a table and occasional seating. The lounge which flows rather nicely creating a modern open plan feeling perfect for socialising with friends and family.

The lounge then flows to the conservatory which offers a very versatile space and could be potentially used as a dining room or further reception area. In addition on the ground floor there is a rather handy WC with wash hand basin.

Upstairs there is a selection of 4 bedrooms all of which are spacious and make for ideal double bedrooms. The principal bedroom takes the whole of the top floor with a walk in wardrobe and large ensuite shower room. This is a particularly spacious room with the benefit of the far reaching views towards Bideford 'new' bridge.

Bedrooms two, three AND four are all spacious double bedrooms which will eliminate that age old children's argument over who gets the largest bedroom. The property is available to buy immediately and is no chain. Contact Phillips Smith & Dunn for more information or to arrange a viewing.

Services

All mains connected

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797



Outside

Outside is where this property really excels further with double doors from the conservatory leading out onto the patio. A perfect spot to soak up the evening sun or alfresco dining with family and friends. Laid mostly to lawn within two tiers its practical and easy to maintain. Fully enclosed by a large timber fence perfect for your four legged friends.

