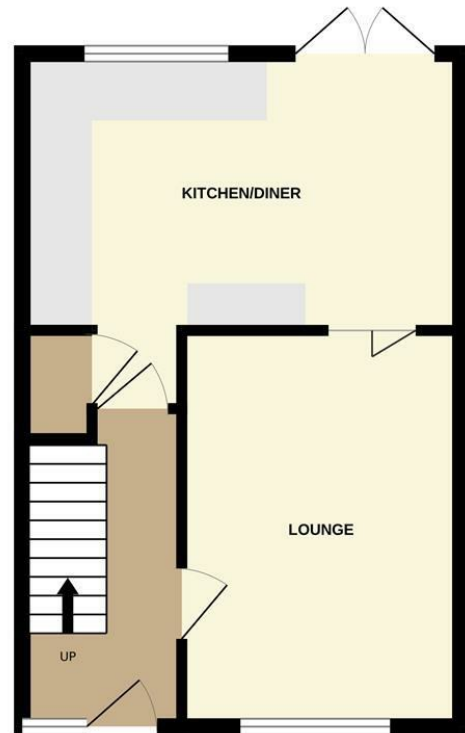
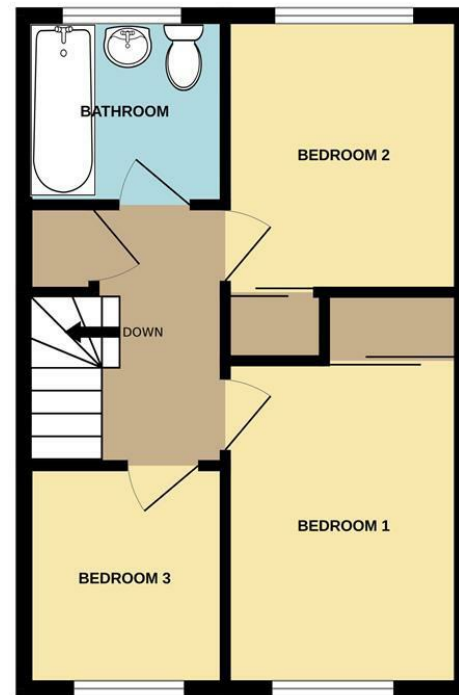


GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.8 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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### 3 Bed House

3 Brecon Close, Bideford, EX39 4DD

Guide Price

**£255,000**

- 3 Bedroom Town House - Edge of Bideford
- Spacious Open Plan Living
- Handy & Accessible Location
- Enclosed Private Rear Garden
- Double Driveway Parking & Garage
- Perfect Family House

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Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

### Directions

Heading out of Bideford along the old bridge turn left on to Barnstaple Street driving out of town for about 400 yards turning right onto Manteo Way. Follow this road, upon reaching the roundabout at the top take the third exit onto Alverdiscott Way, then left then right and the property is situated straight in front of you number 3 Brecon Close.

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:

### Entrance Hall

**Lounge**  
4.47m x 3.18m (14'8" x 10'5")

**Kitchen Diner**  
5.11m x 2.82m (16'9" x 9'3")

### First Floor Landing

**Bedroom 1**  
3.40m x 2.90m (11'2" x 9'6")

**Bedroom 2**  
2.90m x 3.10m (9'6" x 10'2")

**Bedroom 3**  
2.59m x 2.08m (8'6" x 6'10" )

### Bathroom

### Garage

## Overview

A pretty 3 bedroom terrace property with ample off road parking, NEW double driveway and garage. The property has a spacious open plan kitchen dining room which is ideal for entertaining family and friends as well as benefitting from having double doors that flow rather nicely onto the rear garden patio it offers a nice outside/in social space.

The lounge is a good size with plenty of seating for all the family. An entrance hall segregates a space for coats, shoes and boots with stairs to the first floor. Upstairs, you have a choice of three bedrooms all of which are good sizes. The principal bedroom and second bedroom are good proportions and the third is a good size single, but would also make for an excellent study, perfect for those of you looking to work from home.

Outside is where this property really excels further. As mentioned above, the property now benefits from a large double driveway to the front which gives ample off road parking. There is also driveway parking and garage en-block which is perfect for guests or the young drivers in the family, whilst the rear garden has a patio and plenty of space to sit out in the sun and enjoy some alfresco dining or outside entertaining. The top garden is lawned ideal for a kick about or the children's toys as well as being fully enclosed and ideal for your furry four-legged friends to roam safely.

The property is within easy level walking distance to an excellent school and open playing field, perfect for those families looking for additional space.

## Outside

The property is located on the edge of Bideford, a historic port town located in North Devon. Known for its picturesque setting and rich maritime history, Bideford offers a charming blend of old and new with its quaint cobbled streets, vibrant quay, and a variety of shops, cafes, and galleries.

There are many options for the people of Bideford from small local family run butchers, bakers and local shops to large nationwide superstores. Similarly to the dining scene there is plenty of excellent well regarded restaurants as well as national chains.

Bideford has a collection of highly popular beaches close by with the vast stretches of golden sandy beaches of both Westward-Ho! and Instow, both a paradise for walking enthusiasts. Appledore and Northam also offer excellent walks and Appledore offers a pretty maritime village with bobbing fishing boats and quaint narrow Fishermans cottages.

## Services

All mains connected

## Council Tax band

B

## EPC Rating

C

## Tenure

Freehold

## Viewings

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

