



4 BEDROOMED TERRACED HOUSE

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4 Bed House - Terraced

14 Penhaven Court Parkham, Bideford, Devon, EX39 5FP

Asking Price

£325,000

- 4 Bedroomed Mid Terraced House
- Immaculately Presented Accommodation
- PVC Double Glazing
- Air Source Heat Pump for heating
- Parking Facility
- Recently Constructed
- Remainder of Build Warranty
- Highly Sought After Village Location

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Directions

From Bideford, depart in a westerly direction on the A386, as though to Torrington. At Landcross, just before the bridge, turn right signposted Buckland Brewer and Parkham. Continue along this road (do not turn off) for approximately 7 miles, where turn right signposted Parkham. Continue into the village, whereby at a T junction turn left, taking the next left turning, and descending the hill, where follow the directional signs into Penhaven Court, where number 14 is easily identifiable

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

Cloakroom

Lounge

4.67m x 2.84m (15'4" x 9'4")

Kitchen/Diner

5.41m x 4.17m (17'9" x 13'8")

First Floor Landing

Bedroom 2

3.96m maximum x 3.28m (13' maximum x 10'9")

En-Suite

Bedroom 3

3.48m x 3.28m (11'5" x 10'9")

Bedroom 4/Study

3.35m x 1.98m (11' x 6'6")

Second Floor Landing

Master Bedroom

5.61m maximum x 4.42m maximum (18'5" maximum x 14'6" maximum)

En-Suite and Dressing Room

Overview

The Penhaven Development in the highly sought after village of Parkham, has recently completed phase 1, and now provides 15 high quality dwellings offering contemporary accommodation which is equipped for modern day living. The spacious three storey accommodation benefits from PVC double glazing, with an air source heat pump serving the property.

Briefly the accommodation provides a wide entrance hall with cloakroom off, a spacious lounge, and a light and airy kitchen/diner, which is well equipped with integral appliances. To the first floor are 3 bedrooms (one en-suite), and a family bathroom, whilst to the second floor is the master bedroom suite with en-suite shower room, and a walk in dressing area.

Parkham is popular village, with local amenities of village inn, primary school, butchers, church, and garage. Approximately 10 miles distant is the working port and market town of Bideford, located on the banks of the River Torridge, and offers a wide range of everyday amenities. Barnstaple, North Devons regional centre housing the areas main shopping, business and commercial venues, is approximately 30 - 40 minutes driving distance away.

Outside

To the front of the house is a brick paved area providing 2 parking spaces, with additional visitor parking located within the Penhaven development. To the rear of the house is an enclosed garden comprising of a paved patio area with the air source heat pump, and a garden store, with easy steps leading up to a raised lawn with adjacent flower borders. Within the Penhaven Development there are shared storage facilities for the properties.

AGENTS NOTE - We are advised the the property is liable to pay a service charge of £200 p.a. to cover the upkeep and maintenance of communal areas.

Services

Mains electric, water and drainage. Air source heating.

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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

