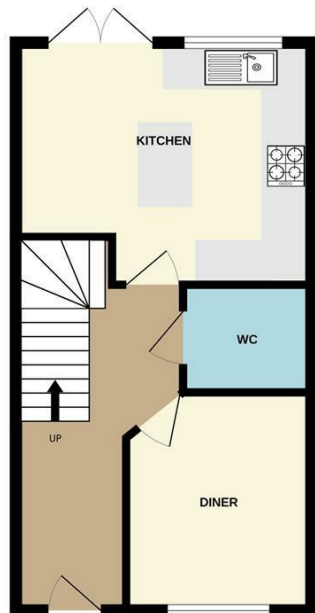
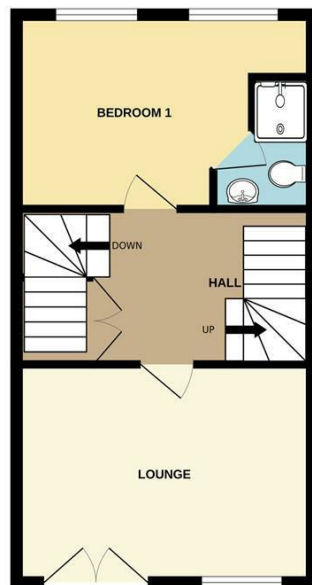


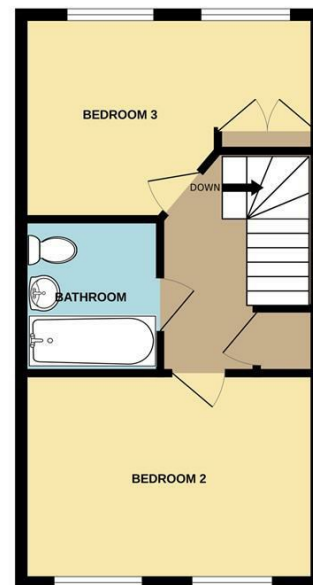
GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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Large Family Home

14 Pincombe Road, Bideford, EX39 3FX

Guide Price

£325,000

- A Large 3 Story House
- Garage & Driveway Parking
- Reminder of NHBC Warranty
- The Perfect Family Home
- Bar/Outbuilding
- MUST VIEW!
- Far Reaching Views
- Modern Open Plan Living

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Room list:	
Kitchen	3.91 × 3.96 (12'9" × 12'11")
Lounge	4.03 × 2.83 (13'2" × 9'3")
Dinning Room	2.87 × 2.74 (9'4" × 8'11")
WC	1.58 × 0.97 (5'2" × 3'2")
First Floor Landing	
Hallway/study	2.22 × 2.09 (7'3" × 6'10")
Bedroom 1	3.37 × 2.90 (11'0" × 9'6")
Ensuite	2.18 × 1.36 (7'1" × 4'5")
Family Bathroom	1.88 × 1.66 (6'2" × 5'5")
Bedroom 2	3.04 × 3.97 (9'11" x 13'0")
Bedroom 3	3.98 × 2.79 (13'0" × 9'1")
Garage	5.98 × 2.87 (19'7" x 9'4")
Outbuilding / Bar	4.16 × 2.84 (13'7" x 9'3")

Overview

A spacious 3/4 bedroom semi-detached family home within a popular and well regarded location. With far-reaching views of the nearby countryside along with driveway parking, garage, outbuilding/bar and modern living throughout. EPC - B

Stepping inside you have a large hallway with a ground floor WC and storage under the stairs. The dining room is a good space with plenty of room to entertain family and friends for social gatherings and which could also double up as a fourth bedroom if needed by the new owners.

To the rear of the property is the kitchen/breakfast room which is a good size and has a lovely outlook on to the rear garden. The kitchen itself has a range of built in storage cupboards and plenty of preparation space perfect to inspire the love of home cooking. There is a range of integral appliances and from here you can look out to the garden to watch your children play.

Upstairs there is the lounge which is a perfect TV room and snug space to enjoy a quiet moment out of the way of the hustle and bustle. There is a large landing which is currently utilised with a desk space perfect for those of you looking to work from home. The principal bedroom is on this floor with double windows overlooking the rear garden and enjoying far-reaching countryside views. The bedroom also has a well equipped ensuite shower room with freestanding shower, hand wash basin and WC.

On the top floor there are two further spacious bedrooms both double in proportions and the family bathroom which is also well equipped with a modern suite, shower over bath, and wash basin and WC.

Outside

Outside is where this property excels even further, there is plenty of parking on the driveway and level access to the garage. To the front of the property is a small garden area which is low maintenance and easy to maintain. There is side access to the rear garden.

The rear garden has been upgraded by the current owners with plenty of spots to sit out on the patio and enjoy some alfresco dining or summers entertaining. The fully enclosed garden is certainly large enough to entertain all of your family and friends for those desirable summers BBQ's aswell as enjoying a good degree of privacy, making it the perfect spot for your four-legged friends. Not to mention the interesting outbuilding which is perfect for a bar or would make an ideal office space if you wanted a separate working environment.

Services

All mains connected

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on 01271 327878

