

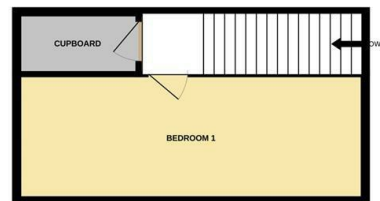
GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 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 - End Terrace

29 Pincombe Road, Bideford, EX39 3FX

Guide Price

£269,950

- Modern End Terraced House
- PVC Double Glazing
- Designated Parking for 2 Vehicles
- VACANT - No Onward Chain!!
- 3 Storey Accommodation
- Gas Fired Radiator Central Heating
- Views Across Rooftops
- 3 bedrooms
- Generous Sized Enclosed Rear Garden
- Ideal for Family Occupation

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

Call 01237 879797

or email bideford@phillipsland.com

Directions

From Bideford Quay, depart in a westerly direction, continuing across a roundabout at the end of the Old Bridge, and then at the next roundabout turn right, proceeding uphill. Continue along this road (DO NOT TURN OFF) passing the First In Last Out public House on your left, then Blights Garage and a Lidl supermarket on your right. You will then come to a crossroads with traffic lights where turn right, and proceed straight across a mini roundabout into Pincombe Road. Number 29 is located set back on your left up

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

Living Room/Kitchen

6.78m maximum x 3.66m maximum
(22'3" maximum x 12' maximum)

Ground Floor WC

Bedroom 1

6.22m maximum x 2.67m (20'5"
maximum x 8'9")

Bedroom 2

3.71m x 2.36m (12'2 x 7'9")

Bedroom 3

3.71m maximum x 2.44m maximum
(12'2 maximum x 8' maximum)

Bathroom

Overview

AN IDEAL FAMILY RESIDENCE! - a 3 storey end terraced 3 bedroomed PVC double glazed and gas centrally heated modern house situated up a private driveway, having the benefit of a generous sized rear garden, designated parking facility, and far reaching views across rooftops from the top floor. Available to the market vacant, and therefore with no onward sales chain, an early internal inspection is recommended to avoid disappointment!!!

Briefly the accommodation comprises of entrance porch and hall, with a staircase to the first floor, a triple aspect through room being the kitchen/living room - the kitchen being well appointed, with the living area having double doors to the rear garden. To the first floor are 2 bedrooms and a family bathroom, and to the second floor is a large bedroom and adjacent store cupboard - the bedroom having Velux windows providing far reaching views across rooftops

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues.

Services

Type your text here

Council Tax band

C

EPC Rating

B

Tenure

Freehold

Viewings

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



Outside

The house has the benefit of gravelled garden areas to the front and side for ease of maintenance, with apved pathways.. To the side of the house is a designated parking facility for 2 vehicles. from the parking area, a wooden pedestrian gate leads to the generous sized enclosed rear garden, laid to a paved patio area and a lawned area, along with a timber garden shed.

AGENTS NOTE - We are advised that the property is liable to pay a maintenance charge of circa £250pa, to cover the upkeep and maintenance of the communal parts of the development.