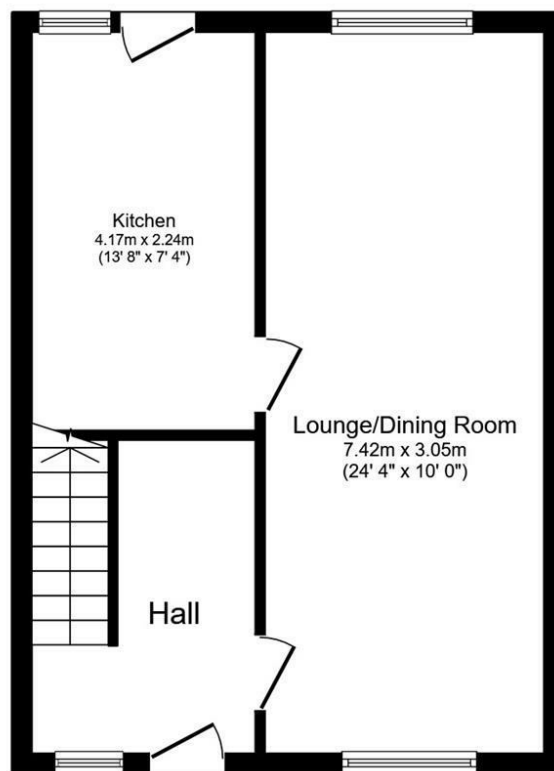
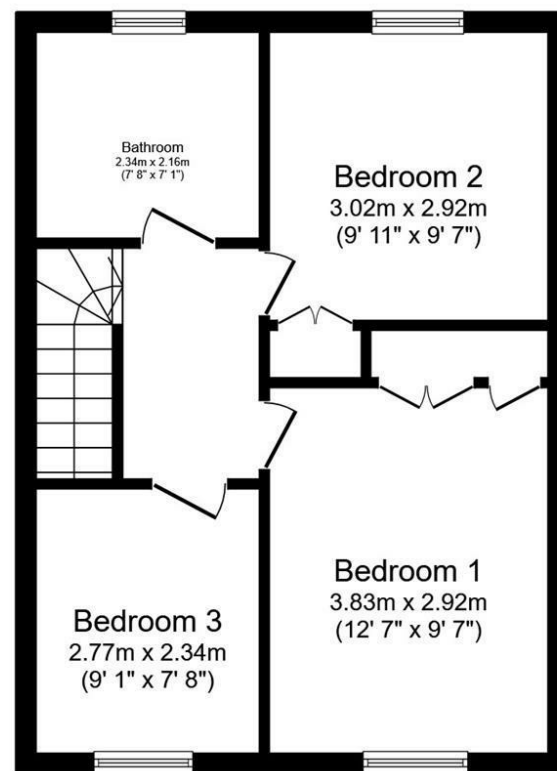




Ground Floor



First Floor

Total floor area 80.9 sq.m. (871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



2 Abbots Drive

Bideford, Devon EX39 4DB

Guide Price

£250,000

- Semi-Detached Home
- Parking And Garage

- Three Bedrooms
- Spacious Accommodation

- Front And Rear Gardens
- Close To Amenities

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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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Overview

2 Abbots Drive offers spacious and versatile accommodation arranged over two floors, ideal for couples or families seeking a modern and comfortable home close to local amenities.

Briefly the accommodation comprises a welcoming entrance hall providing access to the principal living areas and a staircase to the first floor. The generous lounge/dining room enjoys dual aspect windows, creating a light and airy space perfect for both relaxation and entertaining. To the rear, the well-appointed kitchen offers ample storage and work surfaces, with access to the garden.

The first floor offers three bedrooms, including a spacious principal bedroom with ample room for wardrobes. The second bedroom also provides comfortable proportions, while the third bedroom offers flexibility as a single bedroom or home office study. A modern family bathroom completes the accommodation.

The property benefits from an enclosed rear garden offering scope for landscaping or seating areas and to the front, there is an area laid to lawn with access to the garage and off-road parking.

Situation

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 Devon's Regional Centre, housing the areas main shopping, business and commercial venues.

Services

All mains connected. Gas central heating.

Council Tax band

B

EPC Rating

D

Tenure

Freehold

Viewings

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

