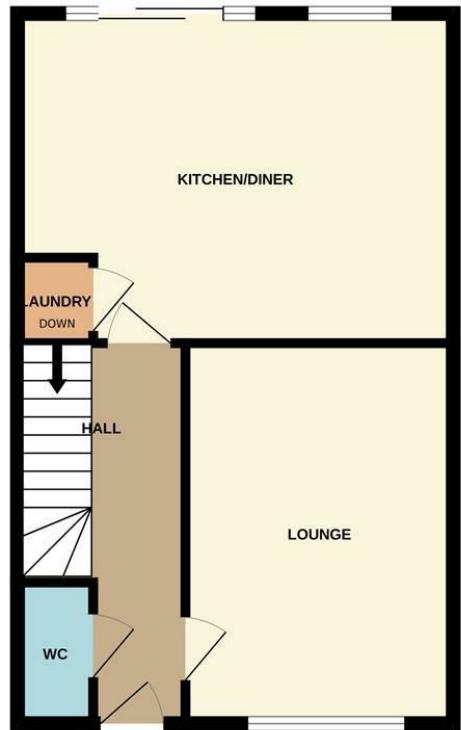


GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal/external areas 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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Directions

From Bideford Quay Front, proceed up the High Street and, at the top, bear left. At the crossroads, turn right onto Abbotsham Road and continue onward, passing Bideford College on your left. After this, take the third left into Birdwood Crescent, then turn right into Blackmore Avenue. Continue to the top, turn right, and then left into Grant Court, where number 10 will be identified by a For Sale board.

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

Call 01237 879797

or email bideford@phillipsland.com

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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Presented to Show Home Standard

10 Grant Court, Bideford, EX39 3TJ

Guide Price

£350,000

- In 'Show Home' Condition
- PVC Double Glazing
- Popular Residential Location
- Modern Detached House
- Gas Fired Radiator Central Heating
- Hot Tub by Negotiation
- 3 Double Bedrooms
- Garage and Additional Parking
- No Onward Sales Chain!



Room list:

- Entrance Hall**
- Ground Floor WC**
- Lounge**
4.67m x 3.12m (15'4" x 10'3")
- Kitchen/Diner**
5.59m x 4.01m maximum (18'4" x 13'2" maximum)
- Master Bedroom**
3.78m x 3.43m (12'5" x 11'3")
- En-Suite**
- Bedroom 2**
3.51m x 3.35m (11'6" x 11')
- Bedroom 3**
3.48m x 2.13m (11'5" x 7')
- Family Bathroom**

Presented to show home standard, this modern detached two-storey house was previously constructed by Redrow and is pleasantly set on a corner plot within a quiet cul-de-sac, in the ever-popular College Park residential development in Bideford. The accommodation benefits from PVC double glazing, gas-fired radiator central heating (with a Nest smart thermostat system), and underfloor heating to the entrance hall and kitchen/diner. The selling agents, Phillips Smith and Dunn, highly recommend this desirable property as an ideal and comfortable family residence. An early internal inspection is advised to avoid disappointment.

Briefly, the accommodation comprises a welcoming entrance hall with a useful, fully tiled ground-floor WC, a superb dual-aspect lounge featuring a media wall, and a delightful kitchen/diner with ample storage in quality units and a range of integrated appliances, as well as a laundry cupboard. This room overlooks the rear garden. On the first floor are three generously sized bedrooms, including a master bedroom with en-suite facilities and fitted wardrobe, with the remaining bedrooms also being double rooms. Additionally, there is a fully tiled and well-appointed family bathroom.

Bideford is a popular town and working port, located on the banks of the River Torridge, and offers a good selection of amenities, including a range of shops, schooling for all ages, and leisure facilities. The Tarka Trail, a popular walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39 Atlantic Highway provides easy access to Barnstaple, North Devon's regional centre, which offers the area's main shopping, business, and commercial venues.

Services

All Mains Services Available

Council Tax band C

EPC Rating

TBA

Tenure

Freehold

Viewings

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

