



## 4 Bed House - Semi-

Plot 154, The Kennet Clovelly Road, Bideford, Devon, EX39 3QJ

Guide Price

**£315,500**

- BRAND NEW
- Semi-Detached
- Four Bedrooms
- Garden
- Two Parking Spaces
- Close To Town And Coast

## Directions

On crossing the Torridge 'New' Bridge to the Heywood Roundabout, proceed straight across onto the Atlantic Highway (A39). Continue along this road, passing a set of traffic lights, until reaching the next roundabout. Keep to the left-hand lane and take the first exit onto Clovelly Road. Follow this road for approximately 400 yards, where the Abbotsham Park turning will be found on the left. Proceed into the development and turn left into the show home car park.

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## Overview

The Kennet is a superb four-bedroom family home, ideally located within easy reach of Bideford town centre and the North Devon coastline. Arranged over three storeys, the property offers well-balanced and versatile accommodation throughout.

The first floor features a spacious living room, WC, a useful utility room and a contemporary kitchen/diner with French doors opening onto the rear garden - perfect for summer entertaining. The second floor comprises three well-proportioned bedrooms and a modern family bathroom, while the top floor is dedicated to the impressive principal bedroom, complete with an en-suite shower room and additional storage.

Externally, the property benefits from a generous rear garden and parking for two vehicles.

Abbotsham Park is situated on the outskirts of Bideford, a popular town and working port set on the banks of the River Torridge. Bideford offers a wide range of amenities, including schooling for all ages, independent shops and restaurants, five supermarkets, and leisure facilities. Nearby is the Tarka Trail, a well-known walking and cycling route that passes through the town and provides stunning views of the river and surrounding countryside. Also close by are the charming coastal villages of Appledore, Instow and Westward Ho!, the latter renowned for its safe, sandy surfing beach and adjoining championship golf course.

The A39 North Devon link road provides easy access to the regional centre of Barnstaple, approximately 10 miles away, offering the area's main commercial, entertainment and shopping facilities. The A39 connects to the A361 and continues to Junction 27 of the M5 just beyond Tiverton, providing convenient access to the national motorway network.

Phillips Smith & Dunn are proud to offer Persimmon Homes to their network. For more information on your new home journey, please do not hesitate to contact a member of the Bideford team.

AGENT NOTE - some of these photographs have been computer generated.

## Services

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## Council Tax band

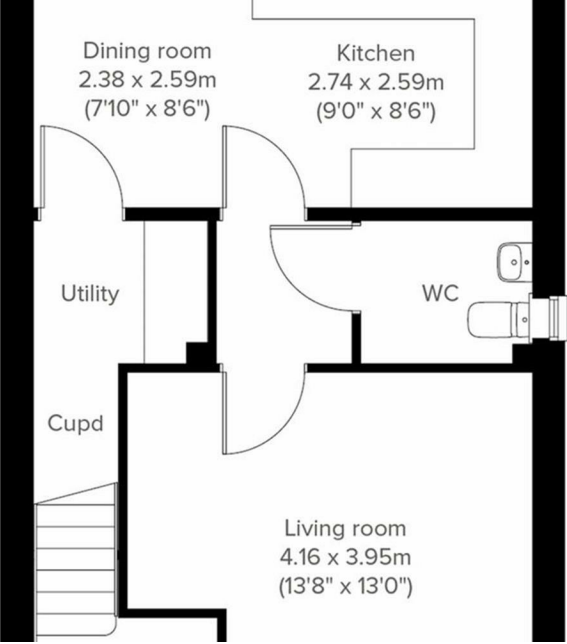
## EPC Rating

## Tenure

Freehold

## Viewings

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



## Room list:

## Outside

