



CONFIDENTIALLY AVAILABLE

Discreetly Available

SUMMARY

This is a wonderful opportunity to purchase a stunning, much improved and considerably extended detached contemporary home which has been finished to an exacting standard, situated in a sought-after and enviable location while also enjoying fine coastal views. The property has stylish accommodation and is perfect for a family home, ideal as a high-quality second home or holiday let. The property is currently used for holiday letting purposes and is very successful, producing an excellent annual income.

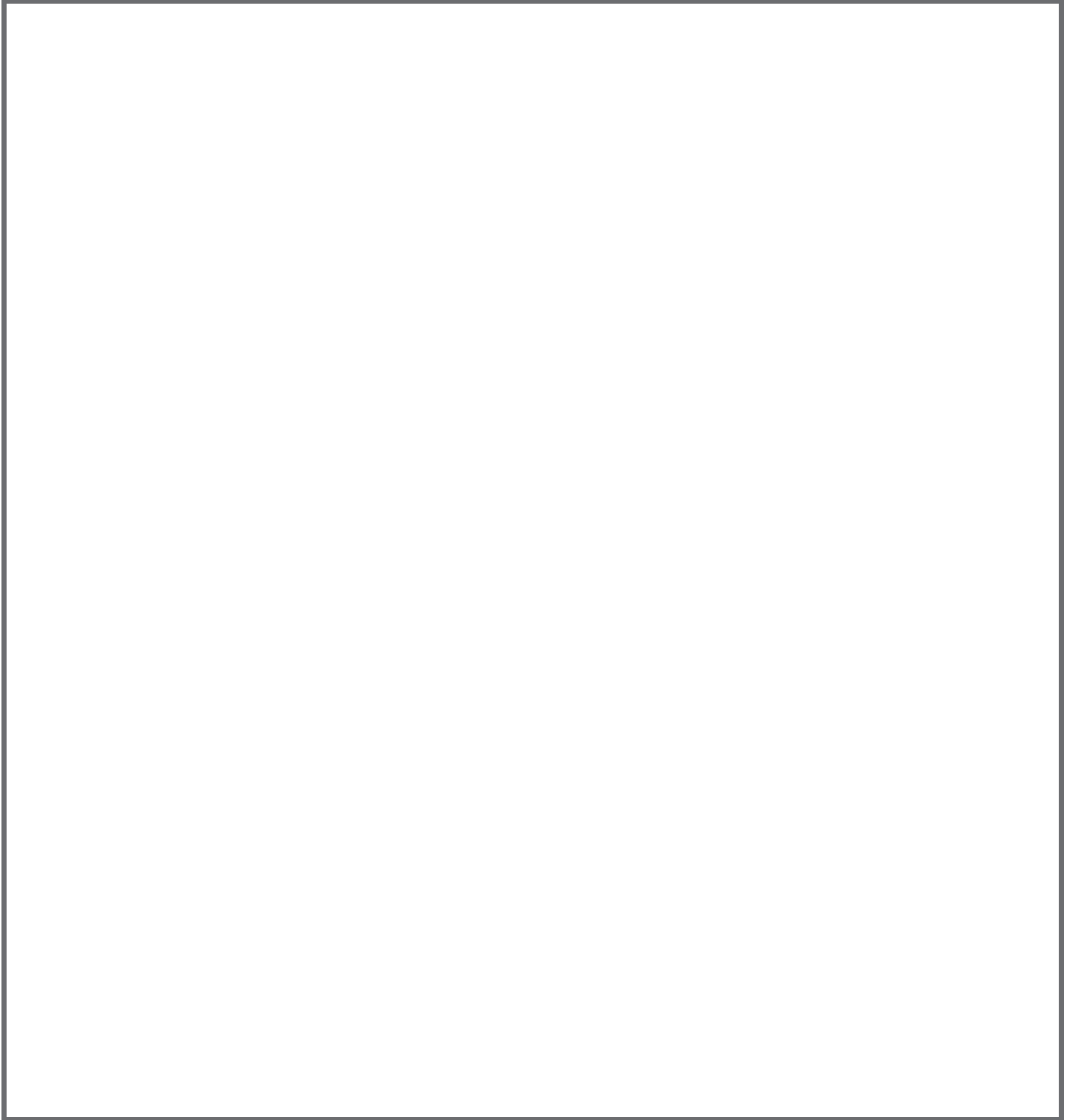
The accommodation briefly includes a large open-plan living space with floor to ceiling window, fully equipped kitchen with central island, lounge and dining areas, four bedrooms (2 en-suite), family bathroom, utility room, cinema room, driveway for two/three vehicles and enclosed gardens which wrap around the property, offering a private hot tub, lawn area and decked area.

Being offered with no onward chain.

The property is currently available on a discreet basis. For further information or to arrange a viewing please contact the Bideford Office on 01237 425030 or email bideford@stags.co.uk

-
- Wonderful contemporary home
 - Estuary and sea views
 - 4 Bedrooms
 - 3 Bathrooms
 - Large open-plan kitchen, dining and sitting room
 - Off road parking
 - Currently a very successful holiday let
 - No onward chain

Guide Price £750,000



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very efficient - lowest running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

England & Wales EU DIRECTIVE 2002/91/EC

4 The Quay, Bideford, Devon, EX39 2HW

01237 425030

bideford@stags.co.uk

stags.co.uk

