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Plot 110 Abbotsham Park

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Bideford Town Centre 1.8 miles Barnstaple  
7 miles Instow 6.1 miles

The Arden is a one bedroom semi-detached house featuring open plan living downstairs with the flexibility of either an additional bedroom or study upstairs.

- 1 Bedroom Semi Detached House
- Open Plan Kitchen/Dining/Living Room
- Study/2nd Bedroom
- Bathroom with modern fixtures and fittings
- Downstairs WC
- Allocated Parking
- Heat Pump
- Close to a Good Range of Local Amenities
- Council Tax TBC
- Freehold

Guide Price £199,995



### SITUATION

One of the most popular areas in Bideford, popular due to its close proximity to the historic port and town centre and Affinity Retail and Leisure complex, all within walking distance. The historic port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of facilities which are all within walking distance, including various shops, butchers, pubs and restaurants. The property is short walk away from the historic pannier market; a pretty covered former market building built in 1884 and today houses cafe's, coffee shops, boutique and craft stalls, independent shops and stalls.

Bideford has schooling for all ages (public and private), five supermarkets, places of worship and large public park. The nearby shopping outlet 'Affinity' offers a fantastic range of retail and leisure facilities including World of Wonder children's soft play and outlet shopping stores including to name a few; Crew, Clarks, Starbucks and Costa. From Bideford, there is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 3 miles away).

The renowned coastal town of Westward Ho! is also nearby, which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple offers all of the areas main business, shopping and commercial venues and can be reached by car in around 15 minutes.

### DESCRIPTION

This is an ideal new home for first-time buyers and young professionals. It's easy to live in, easy to make your own, and easy to lock up and go if you've got a busy home-and-away lifestyle. The open plan layout is ideal for being sociable with a bedroom and study upstairs.

Modern open plan ground floor with French doors into the garden. Breakfast bar, kitchen, downstairs WC, study, bathroom with modern fixtures and fittings.

### ROOM DIMENSIONS

Ground Floor:

Living room - 3.73 x 3.41 metre

Kitchen/Dining - 3.73 x 3.35 metre

First Floor:

Bedroom One - 3.73 x 2.38 metre

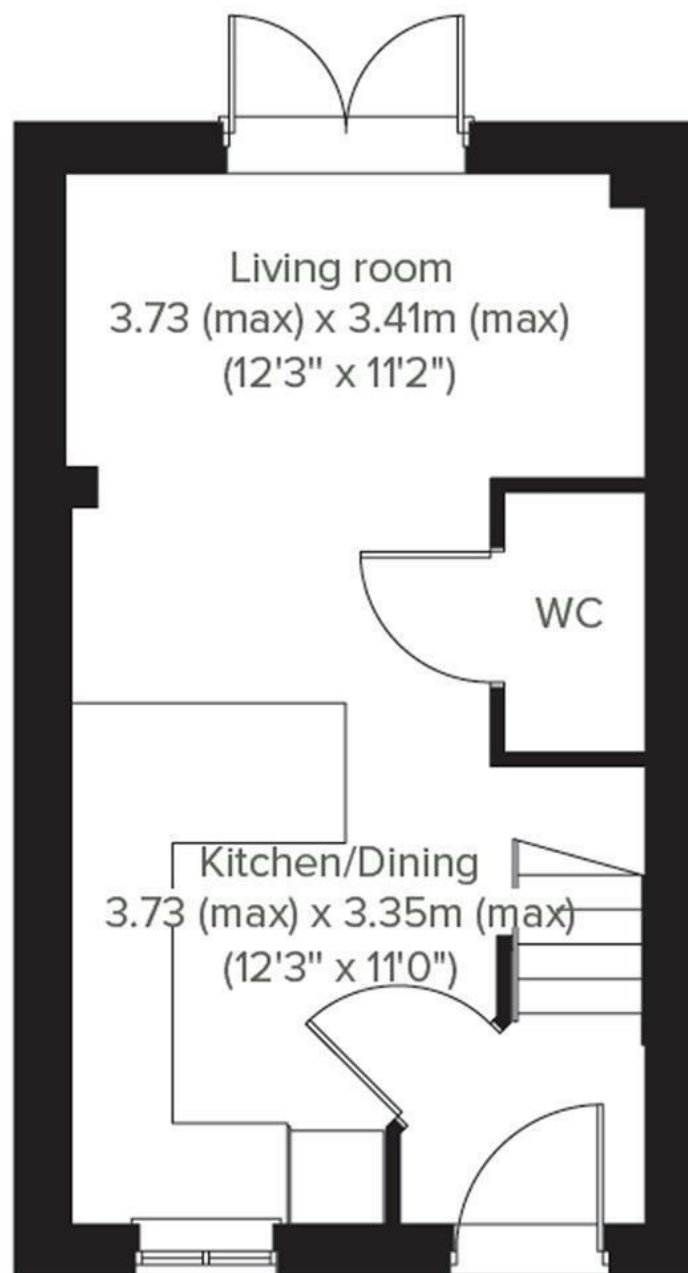
Study - 3.73 x 2.37 metre

### ADDITIONAL INFORMATION

CALL STAGS FOR FURTHER INFORMATION!







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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