



8 Lower Abbots
Buckland Brewer, Bideford, EX39 5FH

Price Guide £300,000

HARDING & CO
ESTATE AGENTS & VALUERS

A spacious three-bedroom (one en suite) Maple Design detached home by renowned Pearce Homes. This spacious home is positioned in an enviable spot within the development, within close proximity to the popular village of Buckland Brewer.

Benefitting from the remainder of its 10-year NHBC warranty, off road parking, single car garage and private south facing rear garden.

The village of Buckland Brewer has a population of about 600 which is likely to expand in coming years. It also has a primary school, church, chapel and lively community spirit centred around the village hall. There is also a community shop and historic thatched inn/restaurant. The towns of Bideford and Torrington are 6 miles away approximately and provide a good range of shops, amenities and facilities with the North Devon Link road being easily accessible within 3 miles.



Externally:

To the rear of the property is private fenced paved across the width of the south facing garden and steps to an elevated grassy area and access to the rear door of the garage.

Parking:

Space for 2 vehicles close to the property and a single car garage.

Tenure:

Freehold

Services:

Mains electricity, Air Source Heat Pump, water and private drainage.

Council Tax Band: D

Energy Performance Rating: C

Directions

From Bideford proceed towards Torrington, upon reaching the mini roundabout take the first exit along New Road and take the 2nd right hand turning after approximately $\frac{3}{4}$ mile signposted to Littleham. Continue for a further 3 miles until reaching Hooper's Water (with telephone box on the right-hand side) and here turn left to Buckland Brewer is signposted. Continue to the village and through the main square, following the road on the left. With the Village Hall on your left, follow the road to the right and through Lower Abbots, No.8 is can be found on the left-hand side of the street.





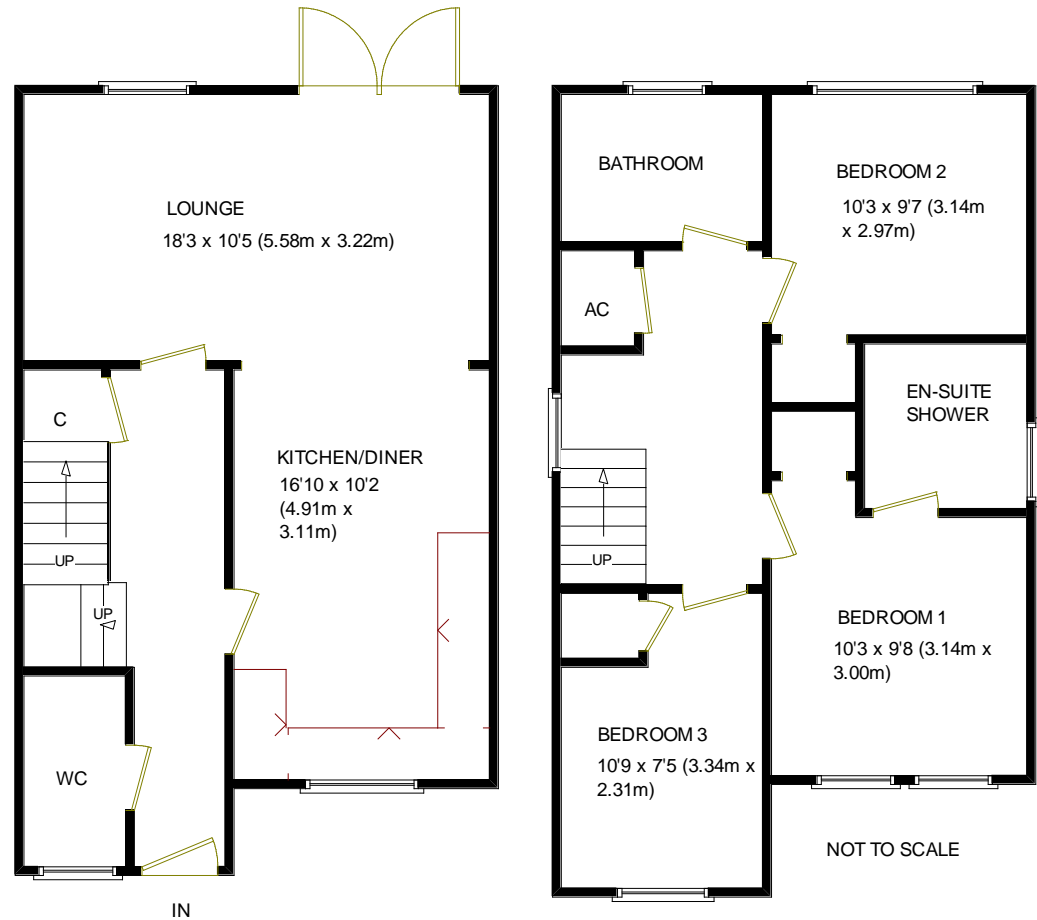
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.



