



2 Maine Close
Bideford, Devon EX39 3RR

Price Guide: £395,000

An extremely well presented modern 4 bedroom detached family house with garage, driveway and a sun catching south-west facing garden. The professionally decorated accommodation briefly includes a large open-plan kitchen diner with island and adjoining utility, a spacious lounge, cloakroom and four good bedrooms (1 en-suite) and a family bathroom. The kitchen along with all the bathroom/wc facilities have been recently upgraded and the house has been extremely well maintained since the property's construction in 2001.

The outside space is of particular note. The generous and fully enclosed rear garden faces south-west and is a lovely sunny space to enjoy. There is a summer house and a timber shed included.

Solar Panels have been fitted to this property and are owned outright.

This is a lovely family home and should be considered for an immediate viewing.

Situation: Bideford is a thriving market town with a working port and historic pannier market. It sits on the banks of the River Torridge and offers a wide range of amenities including a range of shops, clubs, bars and restaurants along with infants, primary and secondary schools. The North Devon coast is approximately 3 miles distance and offers a range of leisure pursuits including coastal walks, surfing and water sports together with a long sandy beach at Westward Ho! The regional centre of Barnstaple is approximately 10 miles. The A361 North Devon Link Road provides access to Junction 27 of the M5 and the national road network beyond.

Services: Mains electricity, water and drainage. Gas central heating system. Solar Panels.

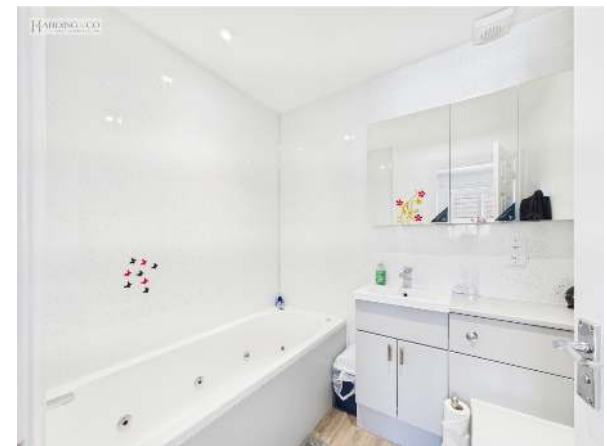
Tenure: Freehold.

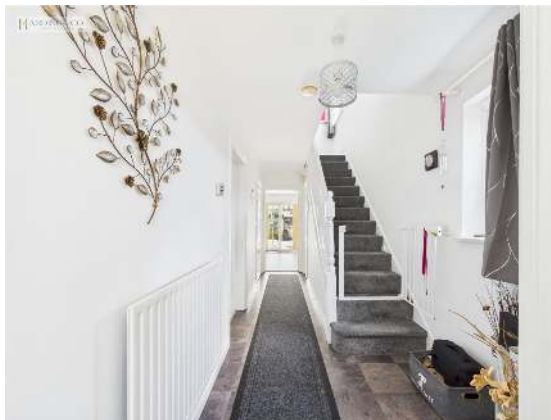
Energy Performance Certificate: tbc

Council Tax Banding: D

Directions:

From Bideford Quay, follow the road towards Bideford High Street and turn right onto Abbotsham Road. Follow this road past Bideford College for approx.. 0.75 miles and then turn right into Lane Field Road. Follow this road and Maine Close can be found on the left hand side.





Invicta House, The Pill, Kingsley Road,
Bideford, Devon EX39 2PF

t: 01237 476544

f: 01237 422722

e: bideford@hardingresidential.com

www.hardingresidential.com



rightmove.co.uk
The UK's number one property website



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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

HB95 Ravensworth 01670 713330

