



6 Patt Drive
Bideford, Devon EX39 4GB

Price Guide £282,500

HARDING & CO
ESTATE AGENTS & VALUERS

Conveniently situated on the outskirts of Bideford in a quiet cul-de-sac, only a short drive from the local facilities and the coastal village of Instow, this virtually new semi-detached house in Patt Drive offers a delightful blend of modern living and comfort. With three generously sized bedrooms, spacious bathroom, comfortable living and kitchen/dining spaces and a south facing aspect, this property is perfect for families or those seeking space and natural light.

There have been some significant improvements made to the house since its recent original construction, presenting to an extremely high standard that now includes: A re-configuration and upgrade to the main bedroom en-suite, additional work space in the high quality kitchen, professional decoration throughout plus a total re-construction of the rear garden which now boasts additional patio, astro turf, raised beds and a large timber shed. An electric car charging point has been installed on the side of the property's driveway, which also provides parking for two vehicles.



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. 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.

Services: Mains electric, water & drainage and gas central heating system. Electric Car Charger.

Energy Performance Certificate: B

Council Tax Banding: C

Directions: From Bideford Quay, head towards Bideford Old Bridge driving past Bideford High Street. At the small roundabout, take the first left and head across the Old Bridge and then take the first exit. Continue on this road, passing Tamar Trading on your right. Then take the right hand turn into Manteo Way and continue past the Tesco Supermarket on the left. Taking a left hand turn into the Patt Drive, following the road left No.6 can be found on the left hand side of the road.





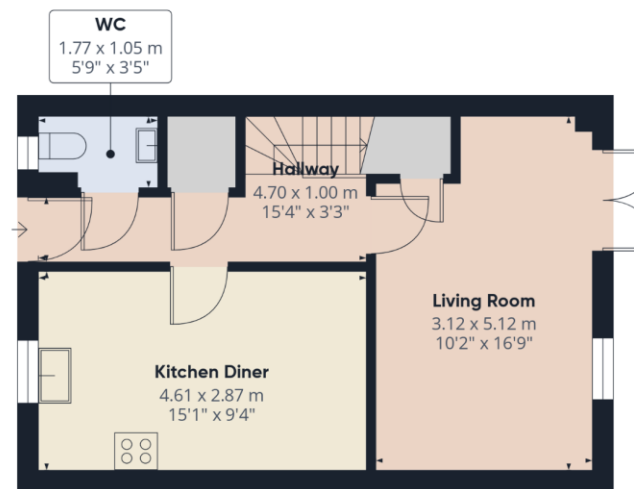
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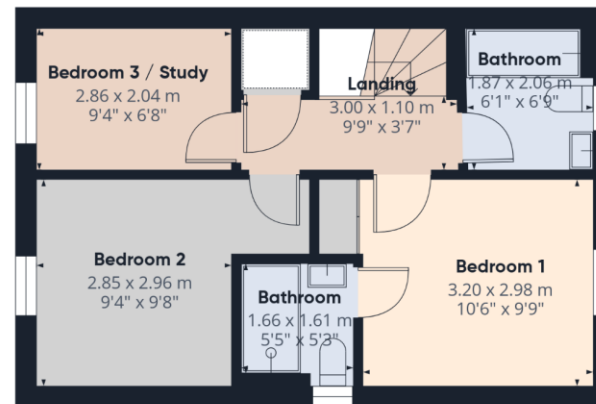
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Floor 0



Floor 1



Approximate total area⁽¹⁾

74.2 m²

797 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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.

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