



25 Culm Close, Bideford, EX39 4AX

£325,000

With no onward chain, this detached 4-bedroom home, featuring a garage and spacious gardens, offers a blank canvas for personal touches.

Description

This outstanding 4-bedroom detached home offers bright, airy, and surprisingly spacious accommodation, providing the perfect blank canvas for you to put your own stamp on. All four bedrooms are generously sized doubles, with the master bedroom featuring an ensuite for added convenience. The property includes a well-appointed kitchen with an adjoining utility room, along with modern conveniences such as UPVC double glazing and gas-fired radiator central heating. The living spaces are located on the lower ground floor, offering easy access to the beautiful gardens that surround the property on all four sides, enjoying a sunny aspect and a high level of privacy. Additionally, the home features a garage and off-road parking space for one vehicle, making it an ideal choice for comfortable and convenient living.

Lounge 16'2" x 9'3" (4.95 x 2.82)



Kitchen / Diner 10'5" x 18'2" (3.20 x 5.56)



WC

Bathroom



Bedroom 1 10'0" x 16'0" (3.05 x 4.88)



Ensuite

Bedroom 2 10'9" x 10'9" (3.28 x 3.28)



Bedroom 3 12'2" x 8'11" (3.73 x 2.74)



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Bedroom 4 8'11" x 10'9" (2.74 x 3.28)



Garage

Owners Position, Tenure and Services

Freehold

Vendors Position: No onward chain

EPC - C

Council Tax - D

Mains electric, gas, water and sewerage

Off road drive and garage

Being sold with no carpet in the landing, hall and stairs

Broadband Speed - Ultrafast Download speed - 1000 Mbps Upload speed - 220 Mbps

Mobile coverage -

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

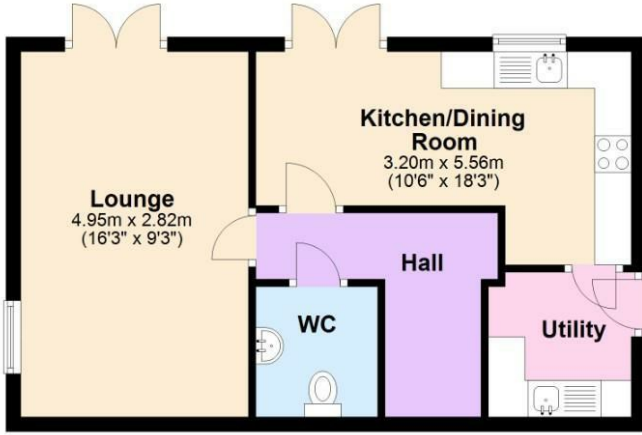
Measurements

While we endeavour to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

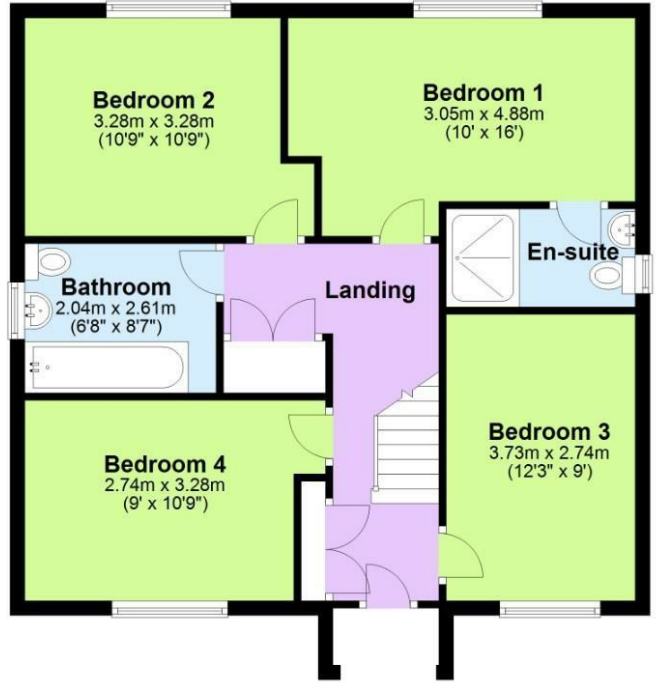
Consumer Protection and Unfair Trading Regulations

Floor Plan

Ground Floor



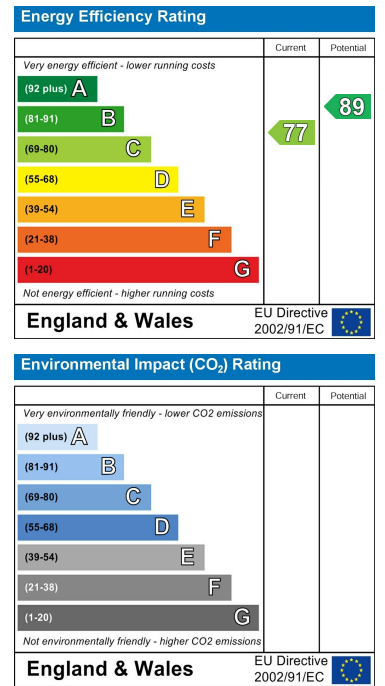
First Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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