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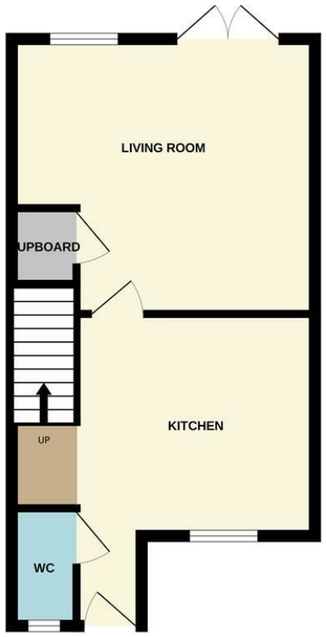
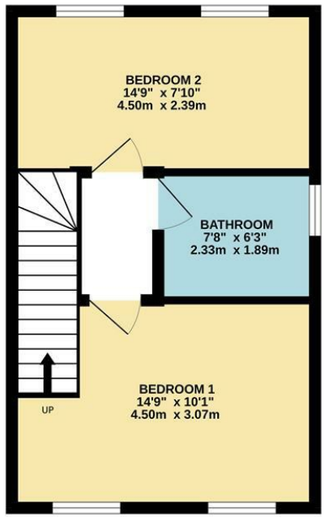
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Bideford Quay Front, proceed in a southerly direction out of the town as though heading towards Torrington. At Landcross, just before the former chapel, turn right, signposted Buckland Brewer and Parkham. Follow the directional arrows to Parkham and, upon entering the village, turn left at the T-junction. Continue through the village, passing the garage and public house on the left and the village hall on the right. Shortly thereafter, turn right into Stanley Court, follow the road around to the right, where number 10 will be

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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2 Bed House - Semi-

10 Stanley Court, Parkham, Bideford, EX39 5FA

Guide Price

£225,000

- Modern Semi-Detached House
- Double Glazing
- Designated Parking
- Two Bedrooms
- Central Heating
- Well Presented
- Countryside Views
- Gardens to Front Side and Rear
- No Onward Sales Chain





Overview

10 Stanley Court is a modern semi-detached, two-storey house constructed circa 2021 by highly reputed local builders, Pearce Construction. The property benefits from the balance of an NHBC warranty and boasts double glazing and central heating by means of an air-source heat pump. Phillips Smith & Dunn are delighted to be instructed as selling agents and consider this property to be ideally suited to first-time buyers. An early internal inspection is advised to avoid disappointment.

Briefly, the accommodation comprises an entrance lobby with a ground-floor WC and a staircase leading to the first-floor accommodation. This provides access to a spacious kitchen with ample storage and appliance space (the electric cooker is included in the sale), beyond which is a generously sized living room featuring a useful understairs cupboard and doors leading out to the rear garden. To the first floor are two double bedrooms and a well-appointed bathroom. The rear bedroom enjoys views over adjoining fields. The landing provides access to a boarded loft space, offering excellent additional storage.

To the front of the property is a lawned garden area, along with designated parking for two vehicles. To the side is a wooden pedestrian gate leading to a further generously sized, enclosed garden area featuring a paved patio, lawn, and an external tap. The property adjoins open fields and the village amenity area.

Services

Type your text here

Council Tax band

B

EPC Rating

B

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797





Outside

Parkham is a typical North Devon village offering a good mix of property styles. It boasts a garage, butcher's shop, delightful church, thatched village inn, primary school, and community hall. Within easy reach is the town of Bideford, a working port situated on the banks of the River Torridge, which offers a good selection of amenities. Approximately a 35-minute drive away is Barnstaple, North Devon's regional centre, providing the area's main shopping, business, and commercial facilities. The North Devon coastline, with its excellent range of sandy beaches and rugged cliffs, is just a short drive away.



Room list:

Entrance Lobby

Ground Floor WC

Kitchen
3.53m x 3.25m (11'6" x 10'7")

Living Room
4.50m x 4.06m (14'9" x 13'3")

Bedroom 1
4.50m x 2.90m (14'9" x 9'6")

Bedroom 2
4.52m x 2.36m (14'10" x 7'9")

Bathroom
2.36m x 1.91m (7'9" x 6'3")