



3 STANLEY COURT
PARKHAM, BIDEFORD, DEVON, EX39 5FA

£525,000

No. 3 Stanley Court occupies a corner position within this exclusive development of just fourteen homes, built by the highly regarded Pearce Homes. Enjoying attractive views across neighbouring countryside and benefitting from a generous wraparound garden, this beautifully presented home offers an exceptional blend of modern comfort and relaxed village living.

A spacious and welcoming entrance hall sets the tone on arrival, providing access to the principal rooms and immediately highlighting the sense of space found throughout the home. The ground floor benefits from underfloor heating, creating a warm and comfortable environment, particularly suited to modern family living.

The heart of the home is undoubtedly the impressive kitchen/dining room, thoughtfully designed as a sociable and versatile space for everyday living and entertaining alike. Fitted with a stylish range of cupboards and drawers alongside integrated appliances, this light-filled room offers ample space for dining and gathering with family and friends. The adjoining snug, with its double height ceiling & feature window, provides a wonderful additional reception space — ideal as a cosy sitting area, reading room or informal family space.

Bi-fold doors open from the living areas directly onto the garden, seamlessly connecting indoors and out and allowing the wraparound garden to become a natural extension of the home during the warmer months.

Further ground floor accommodation includes a well-proportioned lounge, along with a practical utility room and cloakroom, both conveniently positioned away from the main living spaces, enhancing the home's functionality.

To the first floor, the property offers four comfortable double bedrooms, providing excellent accommodation for families or those seeking additional space for guests or home working. The principal bedroom benefits from built-in wardrobes and a well-appointed en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.





Outside, the wraparound garden is a particular highlight, offering a variety of seating areas to enjoy the sun throughout the day, alongside areas of lawn ideal for families, gardening enthusiasts, or simply relaxing while taking in the peaceful countryside views. The corner position further enhances the sense of privacy and space, setting No. 3 apart within this select development.

The property also benefits from a double garage and ample driveway parking, ideal for modern family life and visiting friends & family alike.

LOCATION

Parkham is a thriving and highly regarded North Devon village, known for its welcoming community and attractive rural surroundings. Within easy reach of the property is the charming thatched village pub, The Bell Inn, a popular gathering spot for locals and visitors alike. The village also benefits from Honeys Butchers and a well-utilised village hall hosting a variety of community events and activities, all contributing to the appeal of this vibrant yet peaceful setting.

NEED TO KNOW

Services: Mains electricity, water & drainage. Central heating via an air source heat pump. Underfloor heating to the ground floor.

Energy Performance Certificate: B (85)

Council Tax: BAND E (£2,849.55 per annum)

AGENTS NOTE; There is an annual Service Charge of £250 per annum for the upkeep of the common areas.

Combining an enviable corner plot, countryside views and a desirable village location, No. 3 Stanley Court presents an excellent opportunity to enjoy modern living in a truly appealing North Devon setting.

What3Words: chuck.regal.sudden





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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