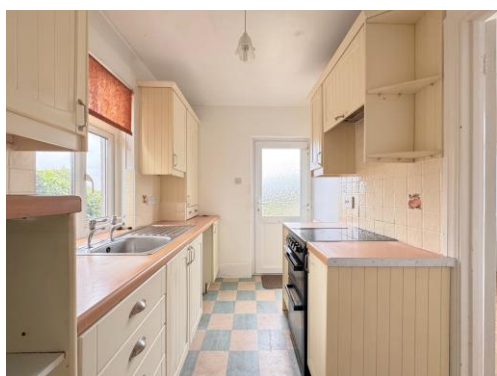




LAMORNA, 4 PUMP LANE, ABBOTSHAM, EX39 5AU £240,000

A 3 bedroom semi-detached house located in the popular village of Abbotsham. Benefiting from a delightful rear garden backing on to open fields as well as benefitting from a gated entrance & driveway all whilst being within a short commute to the neighbouring villages and Bideford town centre.

A fantastic opportunity to acquire a 3 bedroom semi detached home requiring some improvement & modernisation, offering excellent potential for those looking to create a comfortable home in the highly sought-after village of Abbotsham.

Although now in need of some updating, the property offers well-proportioned accommodation arranged over two floors, presenting buyers with a wonderful chance to modernise and personalise the home to their own tastes and requirements.

The property benefits from a delightful rear garden with patio and lawn being fully enclosed and backing on to open fields to the rear enjoying a fantastic rural backdrop ideal for outdoor dining and relaxing. To the front there is a gated entrance leading to the driveway with further area of garden.

The location is particularly appealing, being set within the popular village of Abbotsham, known for its strong sense of community and convenient access to nearby coastal and countryside amenities.

Overall Lamorna presents an excellent opportunity for buyers seeking a modernisation project in a desirable North Devon village setting, with the added benefit of gardens, views and driveway parking.

Services: Gas bottle central heating. Mains electric, water & drainage.

Energy Performance Certificate: TBC

Council Tax: BAND B (£1,977.35 per annum)



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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.