



**Liners Lane**

**The Camden**

Ground Floor	Millimetres	Feet / inches
Living	4790 x 3440	15'9" x 11'3"
Kitchen / Dining	8740 x 2950	28'8" x 9'8"
Study	3050 x 2825	10'0" x 9'3"
Utility	1935 x 1815	6'4" x 5'11"

First Floor	Millimetres	Feet / inches
Bedroom 1	4010 x 3505	13'2" x 11'6"
En-suite	2200 x 1600	7'3" x 5'3"
Bedroom 2	3730 x 3505	12'3" x 11'6"
Bedroom 3	3435 x 3335	11'3" x 10'11"
Bedroom 4	3050 x 2340	10'0" x 7'8"
Bathroom	3050 x 1965	10'0" x 6'5"



Ground Floor



First Floor

Please note: other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



**4 Bed House - Detached**

Plot 16, The Camden Liners Lane, Bideford, EX39 2RG

Asking Price

**£480,000**

- Fantastic New Build Home
- Popular Residential Area
- No Onward Chain
- 4 Bedroom + Study
- 10 Year Warranty Certificate
- Excellent Family Home
- Quiet Cul-De-Sac Location

**Directions**

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

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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Room list:

## Overview

Each home is finished with a sympathetic, plot-specific exterior, featuring a mix of white light render, stone render, straw yellow render, or red brick, either individually or in combination. These are paired with either pan or plain tiled roofs and complemented by white windows. Please consult our Sales Advisor for further details and examples.

The development is thoughtfully planned, offering generous outside space, and is built by an award-winning, privately-owned local developer using traditional materials. All homes come with a Premier Guarantee 10-year warranty for added peace of mind.

Interiors include a fully fitted kitchen with an eye-level electric oven and a four-burner gas hob, complete with a stainless steel/glass splashback and hood extractor, and integrated fridge/freezer and dishwasher. Buyers can choose from a range of fully fitted kitchen units with ample wall and floor cupboards, profile worktops, and matching upstands (subject to build stage).

The homes feature a gas-fired central heating system with a combi boiler for three-bedroom properties and four-bedroom properties with an en-suite. Four-bedroom homes with two en-suites (Knowle and Blenheim) come with a condensing boiler and cylinder. Photovoltaic (solar) panels are fitted to all plots.

Agents Note: Lead Photo not actual plot, example Camden shown. Some images have been digitally furnished/enhanced for illustrative purposes.

## Services

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## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

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



## Outside

Bathrooms feature Duravit sanitary ware in white with stylish taps, concealed cisterns, and wall-hung toilets. En-suites and bathrooms include shaver sockets, thermostatically controlled radiators, and heated chrome 'Pisa' towel rails.

Recessed downlights are fitted to the kitchen, entrance hall, bathroom, en-suite, and cloakroom, while external lighting is provided with recessed downlights or coach lights to the front and rear. Garage options include carports, single, and double garages, with additional parking spaces. Garages are pre-wired for an electric vehicle charging point (7kW). Rear gardens are enclosed with 6ft close-boarded fencing and topsoil, while front gardens are laid to turf or shrubs.

Homes are equipped with power sockets with USB points in the living room, kitchen, and Bedroom 1 (plus study in Camden and Knowle), as well as TV points in the living room, Bedroom 1, and Bedroom 2.

