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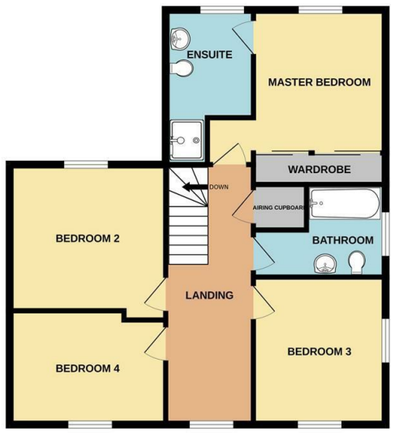
GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.

1ST FLOOR
749 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1696 sq.ft. (157.5 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, proceed in a southerly direction, crossing Bideford Old Bridge. At the roundabout at the end of the bridge, turn left and continue out of the town, passing Tamar Trading on your right. Shortly afterwards, turn right into Manteo Way and continue uphill, passing the Tesco supermarket on your left. Then turn left into Grange Court (Lacey Avenue), followed by a left turn into Patt Drive, where number 17 will be found on the right-hand side.

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

Call 01237 879797

or email bideford@phillipsland.com

A High Quality Family Residence

17 Patt Drive, Bideford, EX39 4GB

Guide Price

£465,000

- Recently Constructed Detached House
- Gas Fired Central Heating
- Adaptable Accommodation
- 4/5 Bedrooms
- Garage and Additional Parking
- Balance of Build Warranty
- PVC Double Glazing
- Landscaped Rear Garden
- Must be Seen!

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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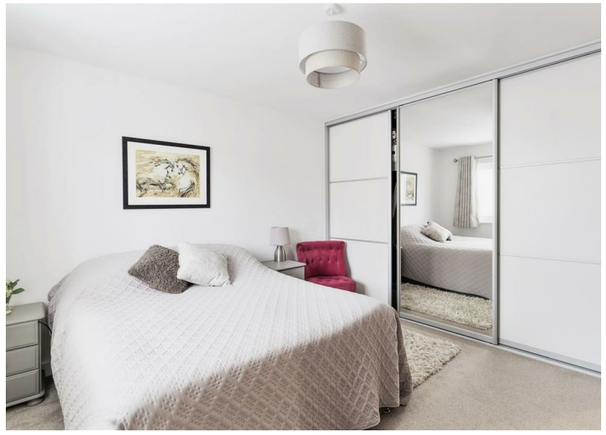

17 Patt Drive comprises a substantial detached house, recently constructed by the highly acclaimed Devonshire Homes at The Grange development on the edge of the town. The property benefits from the balance of a current new-build warranty and occupies a bold corner plot, offering deceptively spacious and adaptable accommodation arranged over two storeys.

Featuring attractive brick-faced, stone-style elevations for ease of maintenance, the property offers PVC double-glazed and gas centrally heated accommodation, complemented by an integral ventilation system. The house is presented to show home standard, as an internal inspection will readily reveal. It is ideally suited to family living, with the potential use of the ground floor study as a bedroom for a dependent relative. Early viewing is strongly recommended to fully appreciate the many attributes of this impressive home.

The accommodation briefly comprises a canopy entrance porch leading into a generously sized entrance hall, with a ground floor WC and staircase rising to the first floor. The dual-aspect through lounge enjoys French doors opening onto the rear patio. To the front of the property is a study or additional ground floor bedroom, while the impressive kitchen/diner is well equipped with ample storage, numerous integrated appliances, a useful walk-in store, and space for a large dining table. The kitchen also provides access to a utility room with fitted storage units, a sink, and a door leading outside.

To the first floor is a spacious landing area offering room for a study or relaxation space. Leading off the landing are four well-proportioned double bedrooms, including a master bedroom with fitted wardrobes and an en-suite shower room. The family bathroom is fitted with a three-piece suite, and there is also a useful airing cupboard.

Bideford is a popular town and working port situated on the banks of the River Torridge. It offers a wide range of amenities, including shops (with a supermarket just a few minutes' walk away), schools for all ages, and numerous leisure facilities. A regular bus service runs close by. The nearby Tarka Trail, a well-known walking and cycling route, passes through the town and offers stunning views of the river and surrounding countryside. The A39, also known as the Atlantic Highway, provides convenient access to Barnstaple, North Devon's regional centre, which hosts the area's main shopping, business, and commercial facilities.

Services
All Mains Services Available

Council Tax band
E

EPC Rating
B

Tenure
Freehold

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

To the front and side of the house is a garden area bounded by a low wall, laid mainly to lawn with a paved pathway. To the side, a tarmacadam driveway provides off-road parking for two vehicles and leads to the SINGLE GARAGE, which has been sub-divided to provide a storage area 10'2" x 9'9" to the front and a heated study/workshop 9'9" x 9'4" to the rear, complete with power, lighting, and a side access door.

A wooden pedestrian gate leads from the parking area to the fully enclosed and landscaped rear garden, which enjoys a high degree of privacy. The garden is laid to a good-sized paved patio and lawned area, complemented by a selection of maturing trees. Additional features include a greenhouse, an external tap and outside power points.

AGENTS NOTE – The property is subject to a monthly service charge of approximately £19.50, payable to the managing agents for the upkeep of the communal areas of the development.

Room list:

Canopy Porch and Entrance Hall

Ground Floor WC

Study/Bedroom 5
2.67m x 2.16m (8'9" x 7'1")

Lounge
5.99m x 3.58m (19'8" x 11'9")

Kitchen/Diner
6.96m x 3.15m (22'10" x 10'4")

Utility
2.44m x 1.91m (8' x 6'3")

Master Bedroom
4.22m max x 3.71m max (13'10" max x 12'2" max)

En-Suite Shower Room

Bedroom 2
3.66m x 3.35m (12' x 11')

Bedroom 3
3.40m x 3.05m (11'2" x 10')

Bedroom 4
3.56m x 2.57m (11'8" x 8'5")

Family Bathroom

Workshop/Study
2.97m x 2.84m (9'9" x 9'4")

Storage
3.10m x 2.97m (10'2" x 9'9")