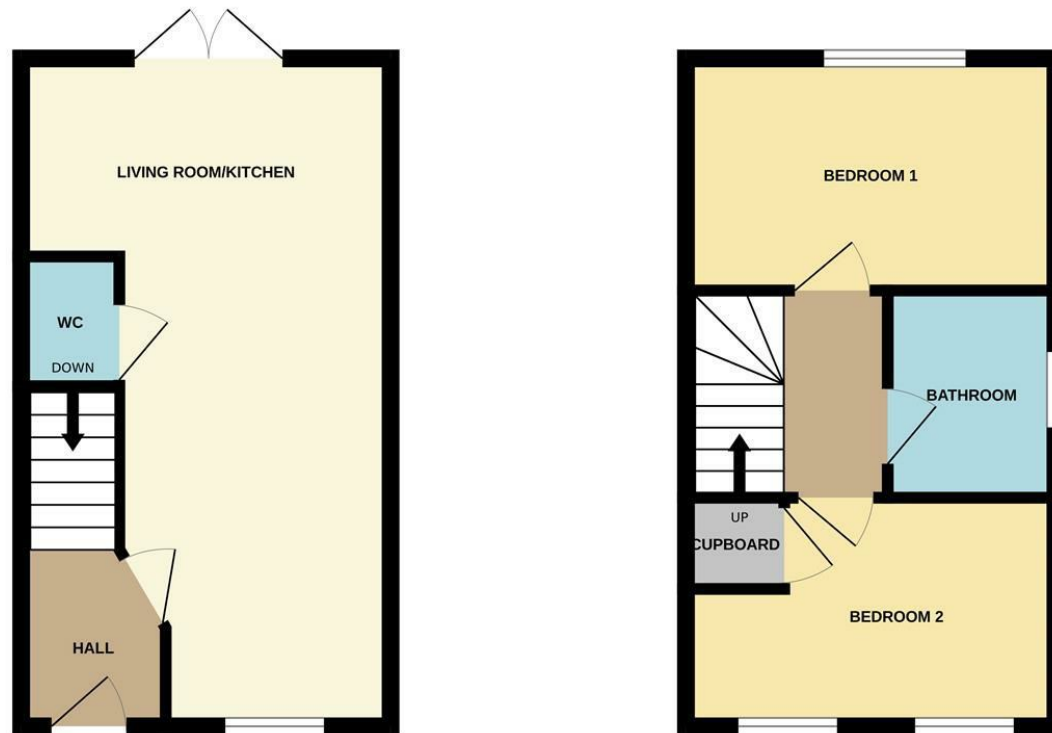




TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix ©2026



8 Sams Close

Bideford, Devon EX39 3FY

Guide Price

£189,950

- Modern End-Terraced House
- Gas Radiator Central Heating
- Enclosed Rear Garden
- Two Storey Accommodation
- 2 Double Bedrooms
- Close to Amenities
- PVC Double Glazing
- Parking for 2 Vehicles
- An Ideal First Purchase!

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

Call 01237 879797

or email bideford@phillipsland.com

Directions

From Bideford Quay, proceed in a westerly direction, continuing straight over the roundabout at the end of the Old Bridge. At the next roundabout, turn right and continue uphill, following the road around two sharp left-hand bends. Continue past the First In Last Out public house on your left and Blights Garage on your right. At the traffic lights, turn right into Pincombe Road and proceed through the roundabout. Follow the road around the left-hand bend before taking the next right turn into Sams Close. Immediately turn right into the private driveway, where No. 8 will be found on the left-hand side.

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

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.



- Room list:**
- Entrance Hall**
- Living Room/Kitchen**
6.76m maximum x 3.66m maximum (22'2" maximum x 12' maximum)
- Ground Floor WC**
- Bedroom 1**
3.73m x 2.36m (12'3" x 7'9")
- Bedroom 2**
3.73m maximum x 2.34m maximum (12'3" maximum x 7'8" maximum)
- Bathroom**

8 Sams Close is a beautifully presented modern end-terraced home, arranged over two floors and situated within a highly sought-after residential development, conveniently positioned close to local amenities and just a short walk from a children's play park. Benefitting from the remainder of a 10-year NHBC warranty, PVC double glazing and gas-fired radiator central heating, this stylish two-bedroom property offers well-designed, open-plan living throughout. In the opinion of the selling agents, Phillips Smith & Dunn, it would make an ideal first-time purchase, buy-to-let investment or low-maintenance home. Early viewing is highly recommended.

The accommodation begins with a welcoming entrance lobby, featuring stairs rising to the first floor and opening into a bright and spacious dual-aspect open-plan living area. The contemporary kitchen is fitted with a comprehensive range of storage units, integrated appliances, additional space for freestanding appliances and a breakfast bar, creating a practical yet sociable space ideal for modern living. The lounge enjoys French doors opening directly onto the rear garden, together with the added convenience of a ground floor cloakroom/WC.

On the first floor are two generously proportioned double bedrooms. The principal bedroom enjoys an outlook over the rear garden, while the second bedroom benefits from a useful built-in storage cupboard and access to the loft space. Completing the accommodation is a stylish family bathroom, fitted with a contemporary three-piece suite.

Outside, the property benefits from off-road parking for two vehicles, conveniently positioned to the side of the house. To the front, there is a low-maintenance gravelled garden with a paved pathway leading to the entrance. Gated side access leads to the enclosed rear garden, which has been designed for ease of maintenance and comprises a paved patio, a level lawn and a timber garden shed, providing an ideal space for outdoor dining, entertaining or relaxing.

AGENT'S NOTE: The property is subject to an annual estate service charge of approximately £270, which contributes towards the maintenance and upkeep of the communal areas within the development.

Services
All Mains Services Available

Council Tax band
B

EPC Rating
B

Tenure
Freehold

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

