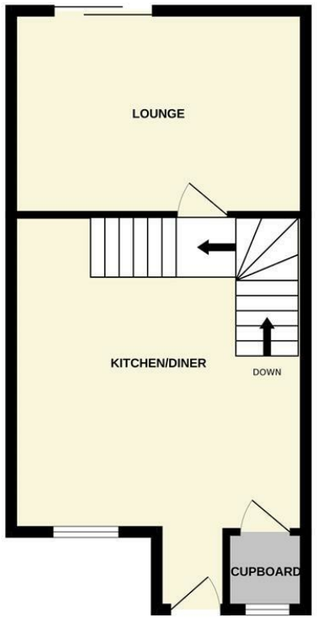
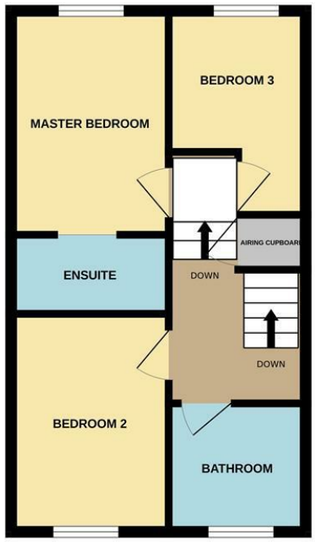
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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, depart in a westerly direction, proceeding straight across the roundabout at the end of the old bridge, whereby at the next roundabout turn right proceeding uphill. Continue along this road, continuing around 2 sharp left hand bends. Pass the First In Last Out pub on your left taking the 3rd left signed cemetary. Follow this road around to the left into Buckland Close where number 27 is located on your left being identified by a for sale board

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

Call 01237 879797

or email bideford@phillipsland.com

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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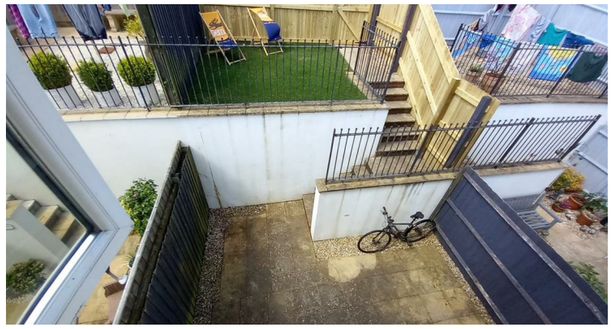


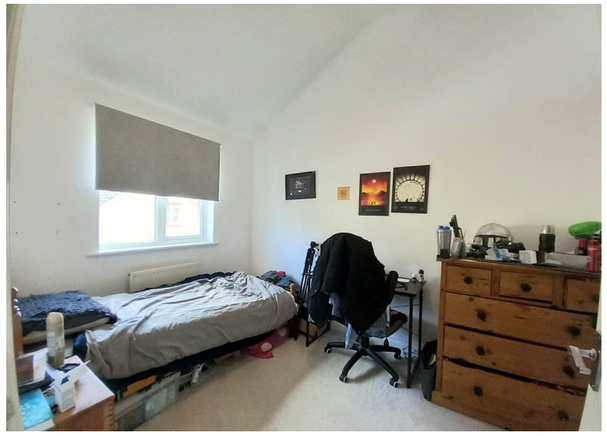
Modern Mid Terraced House

27 Buckland Close, Bideford, EX39 5AG

Guide Price

£235,000

- Modern Terraced House
- Single Garage Nearby
- Cul-De-Sac Location
- PVC Double Glazing
- Split Level design
- An Ideal Family Residence
- Gas Central Heating
- Low Maintenance Rear Garden
- No Onward Sales Chain!!!



Overview

27 Buckland Close comprises a modern split level PVC double glazed and gas centrally heated house in a popular cul-de-sac position, affording easy access to local amenities including schooling and shopping facilitities. Available to the market with no onward sales chain, Phillips Smith and Dunn recommend an early internal inspection for anyone seeking a comfortable family home!!!

Briefly the accommodation comprises of a spacious and well appointed kitchen/diner with useful storage space (the main cupboard formerly being a WC with plumbing still in place). A staircase leads to a half landing leading to the spacious lounge having doors to the rear garden. A further staircase leads to bedroom 2 with a high ceiling and storage, and adjacent to which is the family bathroom with a white 3 piece suite. On the higher floor is the master bedroom, with a recently refitted en-suite shower room, with bedroom 3 adjacent.

Bideford is a popular town and a working port, located on the banks of the River Torridge, and houses a good selection of amenities including a range of shops, schooling for all ages, and leisure amenities. The Tarka Trail, a popular walking and cycling route passes through the town and provides stunning views of the river and countryside. The A39/Atlantic Highway provides easy access to Barnstaple, North Devons Regional Centre, housing the areas main shopping, business and commercial venues

Services

All Mains Services Available

Council Tax band

C

EPC Rating

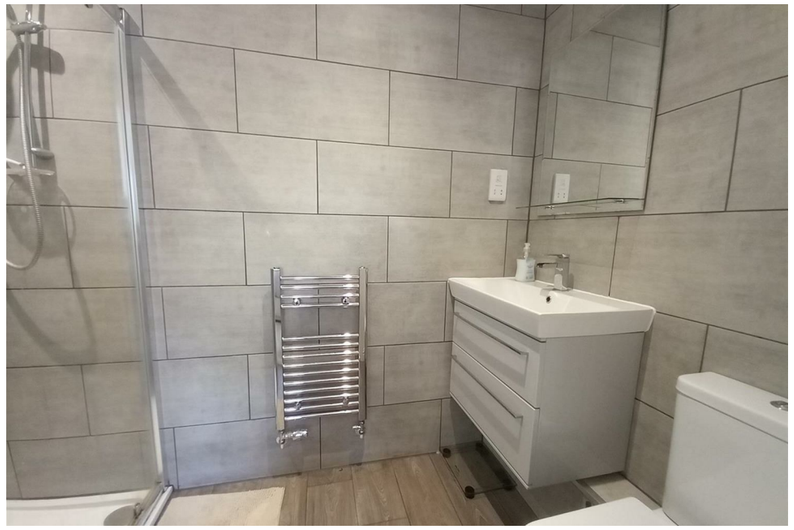
C

Tenure

Freehold

Viewings

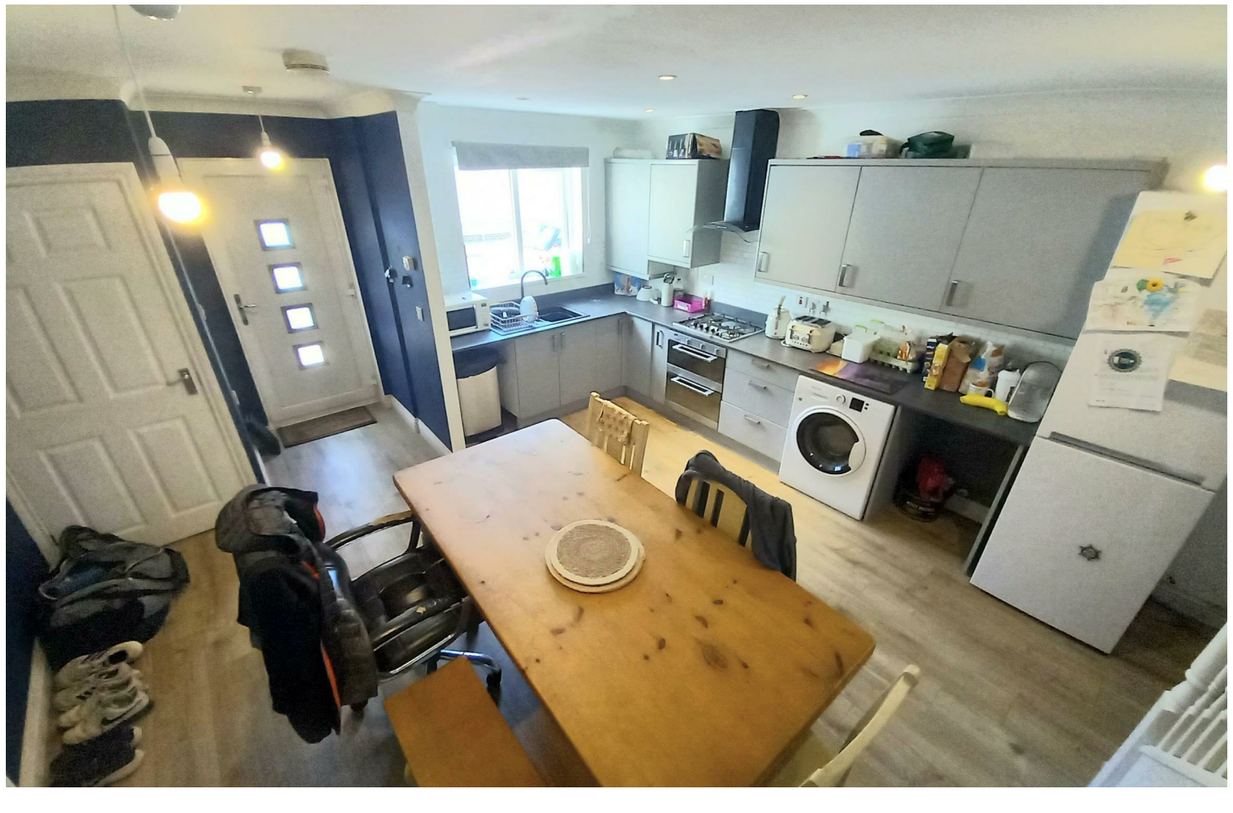
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797



Outside

To the front of the property is a gravelled garden area. To the rear is a fully enclosed split level garden - the lower section being paved, with the upper section having an area of artificial grass. The garden has the benefit of rear pedestrian access. Just a few steps away, located under a coach house is a SINGLE GARAGE. Additional unrestricted on road parking is available to the front of the house.

AGENTS NOTE: The house is held on a freehold title. The garage is held on the balance of a 999 year lease from 1/1/2004, and is responsible for a small proportion of the buildings insurance of the coach house.



Room list:

Kitchen/Diner
5.11m maximum x 4.50m maximum
(16'9" maximum x 14'9" maximum)

Lounge
4.55m x 3.15m (14'11" x 10'4")

Family Bathroom
1.96m x 1.96m (6'5" x 6'5")

Master Bedroom
3.45m x 2.44m (11'4" x 8')

En-suite

Bedroom 2
3.35m x 2.44m (11' x 8')

Bedroom 3
3.20m maximum x 1.96m (10'6 maximum x 6'5")