



25 Culm Close, Bideford, EX39 4AX

Chain Free £285,000

With no onward chain, this detached 4-bedroom home, featuring a garage and spacious gardens, offers a blank canvas for personal touches.

Description

This outstanding 4-bedroom detached home offers bright, airy, and surprisingly spacious accommodation, providing the perfect blank canvas for you to put your own stamp on. All four bedrooms are generously sized doubles, with the master bedroom featuring an ensuite for added convenience. The property includes a well-appointed kitchen with an adjoining utility room, along with modern conveniences such as UPVC double glazing and gas-fired radiator central heating. The living spaces are located on the lower ground floor, offering easy access to the beautiful gardens that surround the property on all four sides, enjoying a sunny aspect and a high level of privacy. Additionally, the home features a garage and off-road parking space for one vehicle, making it an ideal choice for comfortable and convenient living.

Lounge 16'2" x 9'3" (4.95 x 2.82)



Kitchen / Diner 10'5" x 18'2" (3.20 x 5.56)



WC

Bathroom



Bedroom 1 10'0" x 16'0" (3.05 x 4.88)



Ensuite

Bedroom 2 10'9" x 10'9" (3.28 x 3.28)



Bedroom 3 12'2" x 8'11" (3.73 x 2.74)



Bedroom 4 8'11" x 10'9" (2.74 x 3.28)



Garage

Rental Information

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £995pcm - £1100pcm, subject to any required works and compliance with legal obligations (accurate as of April 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

Information

Freehold

Vendors Position: No onward chain

EPC - C

Council Tax - D

Mains electric, gas, water and sewerage

Off road drive and garage

Being sold with no carpet in the landing, hall and stairs

Broadband Speed - Ultrafast Download speed - 1000 Mbps Upload speed - 220 Mbps

Mobile coverage -

Provider Voice Data

EE Likely Likely

Three Likely Likely

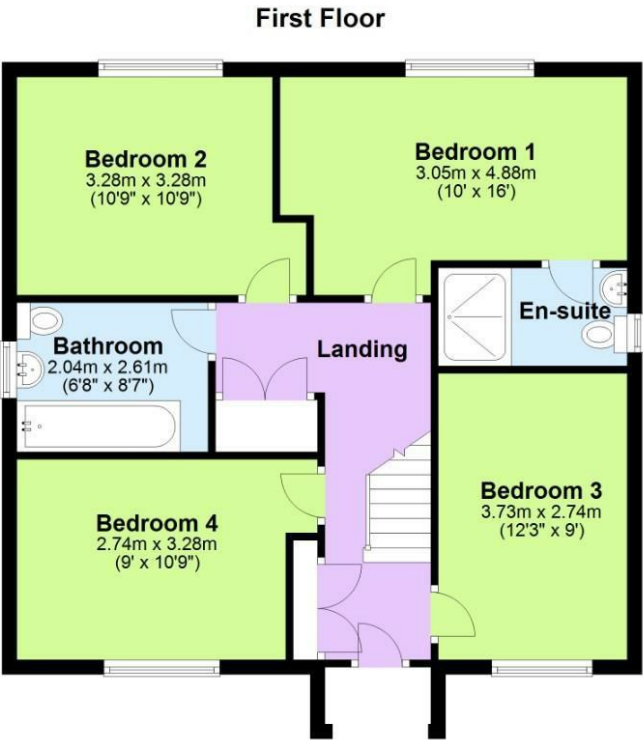
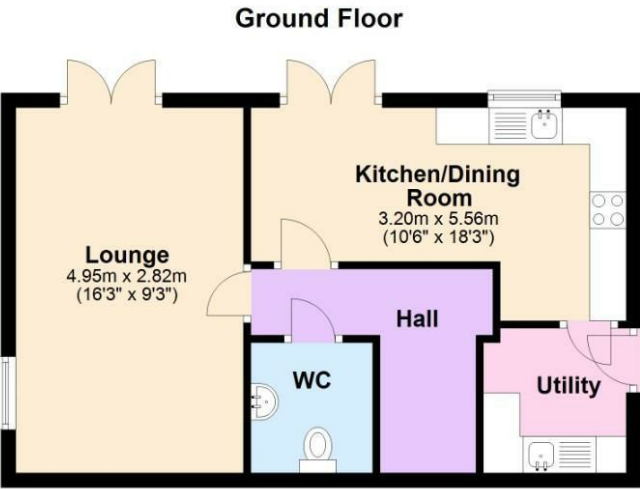
O2 Likely Likely

Vodafone Likely Likely

Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property.

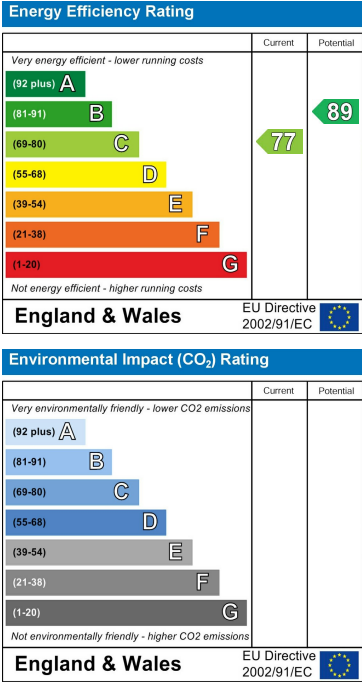
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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