



16 ARTHURS LEA, ABBOTSHAM, EX39 5AN

£295,000

A well presented modern three bedroom semi-detached house, situated in a quiet residential cul-de-sac in the pretty, sought after village of Abbotsham approximately two miles from the town of Bideford, with conservatory, garage, and a low-maintenance garden.

Nestled within a peaceful residential cul-de-sac in the desirable village of Abbotsham, just two miles from Bideford, this beautifully presented three-bedroom semi-detached home offers modern comfort and stylish living in an idyllic setting.

Built in 2008 to a high specification, the property boasts quality finishes throughout, including a contemporary kitchen with integrated appliances, a family bathroom, uPVC double glazing, central heating, and the added benefit of a solar hot water system.

The welcoming entrance hall, laid with ceramic tiles, sets the tone for the rest of the home and leads to a convenient cloakroom/WC and the well-appointed kitchen. Designed with both style and functionality in mind, the kitchen offers a comprehensive range of units, a Bosch electric hob with matching oven, integrated dishwasher, and space for further appliances.

At the rear, the dual-aspect living room provides a light-filled retreat, opening seamlessly into a recently added conservatory that overlooks the garden. French doors lead out to the enclosed courtyard-style garden - perfect for relaxing or entertaining.

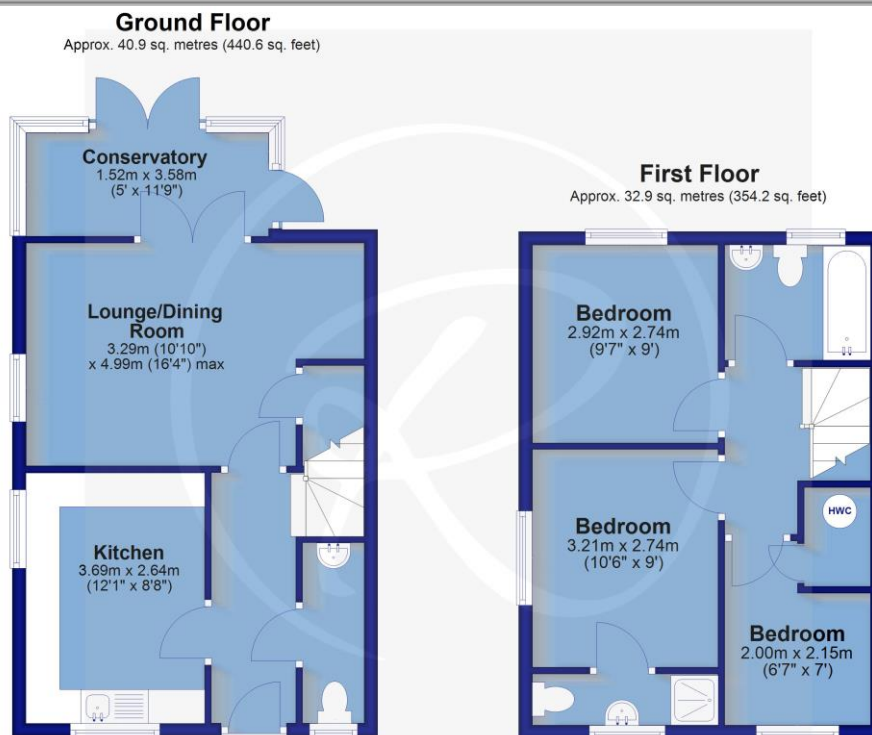
Upstairs, three generously sized bedrooms await, including two doubles. The master bedroom benefits from its own en-suite shower room, while the remaining rooms are served by the well appointed family bathroom fitted with a contemporary white suite.

Outside, the rear garden is thoughtfully landscaped with established shrub borders and provides gated access to the driveway and detached garage. The front garden is equally welcoming, with mature planting and a path leading to the entrance.

Offering a perfect balance of village charm and modern living, this is an excellent opportunity to acquire a delightful home in one of the area's most sought-after locations.

The property is within walking distance of the village, its pub, village hall, primary school and the North Devon Coastal Path. Properties in this location prove to be in high demand and the agents would, therefore, advise an early internal inspection to avoid disappointment.

Services: All mains services are connected
Energy Performance Certificate: C (76)
Council Tax: BAND C (£2,157.86 per annum)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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 any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.