



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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 front, depart in a westerly direction, continuing straight across at a roundabout at the end of the old bridge. Continue to the next roundabout, where turn right proceeding steep uphill. Continue onwards, passing the First In Last Out pub on your left, and shortly thereafter Blights Garage on your right. Soon afterwards, at a crossroads with traffic lights, turn right which brings you into Pincombe Road where the subject property is 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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A Most Attractive Detached House

19 Pincombe Road, Bideford, EX39 3FX

Offers In Excess Of

£325,000

- Presented to 'SHOWHOME STANDARD'
- Modern Detached House
- 3 Bedrooms (master en-suite)
- PVC Double Glazing
- Gas Radiator Central Heating
- Large Conservatory
- Detached Garage and Parking
- Low Maintenance Garden
- MUST BE SEEN!!



Room list:

Entrance Hall

Lounge

5.61m x 3.12m (18'5" x 10'3")

Conservatory

4.27m x 3.61m (14' x 11'10")

Kitchen/Diner

5.61m x 2.90m minimum (18'5" x 9'6" minimum)

Utility

Ground Floor WC

Master Bedroom

5.61m maximum x 3.18m maximum (18'5" maximum x 10'5" maximum)

Bedroom 2

3.25m x 2.79m maximum (10'8" x 9'2" maximum)

Bedroom 3

2.82m x 2.26m (9'3" x 7'5")

Family Bathroom

Overview

PRESENTED TO SHOWHOME STANDARD!! - a most attractive stone faced detached double fronted house which stands within a bold corner plot with railed frontage, pleasantly set within this popular residential area. Boasting PVC double glazing, and gas fired radiator central heating, the light and airy generous sized two storey immaculately presented accommodation is thought by the selling agents to be ideally suited to provide a most comfortable family residence. Your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation comprises of a warm and welcoming entrance hall with a staircase to the first floor rooms, a delightful through lounge with doors leading to the generous sized conservatory, which overlooks the garden.. The light and airy kitchen /diner is well equipped with some integral appliances with ample space for a dining table and chairs, whilst a utility room also houses laundry facilities, and has a door to the exterior, and to a ground floor WC. To the first floor is a spacious master bedroom with en-suite shower room, two further bedrooms (double and single rooms), along with a family bathroom.

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 (3 supermarkets situated nearby), schooling for all ages, and a range of leisure amenities. Affinity designer shopping mall is just a short walk away. The coastal village of Westward Ho!, with its long golden sandy Blue Flag beach is approximately 5 minutes driving distance. 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.

Outside

To the front and side of the property is a well stocked garden area with a lawned area, bounded by metal railings. To the side of the house is a most attractive enclosed low maintenance garden with a paved patio area and a raised lawn, with a gate giving access to a parking area leading to a DETACHED GARAGE with up and over door power and lighting and eaves storage.

AGENTS NOTE: We are advised by the vendors of this property that an annual service charge of approximately £243.25 is payable to cover the upkeep and maintenance of the common parts of the development.

Services

All Mains Services Available

Council Tax band

D

EPC Rating

B

Tenure

Freehold

Viewings

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

