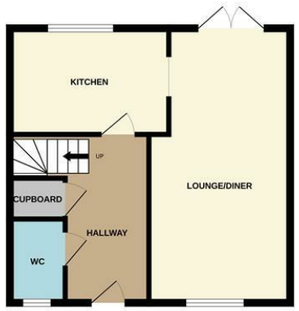
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.




1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.

TOTAL FLOOR AREA : 855 sq.ft. (79.4 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 via the Old Bridge, turning left at the end. Take the 2nd turning right into Manteo way ascending the hill. Virtually opposite Tescos, which is on your on your left, turn right, and then turn right again into Biddiblack Way, continuing on into Pollards Place where the property is soon located on your left hand side, and 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

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# Modern End Terraced House

5 Pollards Place, Bideford, EX39 4FE

Guide Price

**£200,000**

- Mid Terraced Modern House
- 3 Bedrooms
- An Ideal Family Home
- PVC Double Glazing
- Gardens to Front and Rear
- Popular Residential Area
- Gas Fired Radiator Central Heating
- Single Garage and Parking Nearby
- No Onward Sales Chain!!

## Overview

5 Pollards Place is a modern end terraced 2 storey brick faced PVC double glazed and gas centrally heated house, with gardens and garage located within a popular residential area, and being close to local amenities. Available to the market with no onward sales chain, the selling agents, Phillips Smith and Dunn, advise that this property would provide a most comfortable family residence.

Briefly the accommodation provides a warm and welcoming entrance hall with a WC and storage cupboard off, lounge with a feature fireplace, dining area with doors to the rear garden, and a fitted kitchen with ample storage and appliance space. To the first floor are 3 generous sized bedrooms, with the master having an en-suite shower room. There is a good sized family bathroom with a 3 piece suite.

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 Devon's Regional Centre, housing the areas main shopping, business and commercial venues.

## Services

All Mains Services Available

## Council Tax band - C

## EPC Rating - TBA

C

## Tenure

Freehold

## Viewings

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

## Outside

To the front of the house is a garden with a paved pathway, mature shrubs and bushes and metal railings to the front boundary. Just a few steps from the property is a SINGLE GARAGE 16'4" x 7'10"with up and over door, and parking space in front. This garage is held on the balance of a 999 year lease, and is responsible for a contribution towards the buildings insurance of the building within which it is situated. The sloping and enclosed rear garden is of a generous size with paved and decked areas and an aluminium framed greenhouse - the whole adjoining an area of woodland.

## Room list:

**Entrance Hall**

**Ground Floor WC**

**Lounge**
3.66m x 3.25m (12'82 x 10'8")

**Dining Area**
2.51m x 2.44m (8'3" x 8')

**Kitchen**
3.66m x 2.44m (12' x 8')

**Master Bedroom**
4.11m maximum x 2.67m (13'6" maximum x 8'9")

**Bedroom 2**
3.58m maximum x 2.92m maximum (11'9" maximum x 9'7" maximum)

**En-suite**

**Bedroom 3**
2.92m maximum x 2.59m (9'7" maximum x 8'6")

**Family Bathroom**
2.44m x 1.83m (8'42 x 6')