



The Kennett, Plot 154



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Abbotsham Park, Clovelly Road, Bideford, EX39

Bideford Town Centre 2 miles Barnstaple 7 miles Instow 6 miles

The Kennett is a spacious 4 bedroom semi-detached set across 3 floors, to provide versatile modern family living.

- Available to view
- Open plan kitchen/dining area
- Utility room
- 10 year warranty
- Council tax band TBC
- 4 bedroom semi detached
- Separate living room
- Ensuite to bedroom 1
- Freehold
- EPC TBC

Guide Price £315,500

## SITUATION

Welcome to Abbotsham Park – coastal living in a lovely riverside town. Explore the modern new houses for sale in Bideford Devon, including a choice of two, three and four bedroom homes. Nestled between the North Devon National Landscape and the Hartland Devon Heritage Coast, Abbotsham Park is just minutes from the sea. Designed for modern life, each home comes with quality finishes and energy-saving features.



## OPEN HOUSE WEEKEND 28th and 29th MARCH

Join us for the Open House weekend to view available homes and explore buying schemes. Independent Financial Advisors and Stags Estate Agents will be on hand to make your move a reality.

Call Stags Bideford Office for more information.

### DESCRIPTION

The Kennett is a new home that makes the most of an extra floor to create an en suite bedroom that feels like a grown-up retreat. That still leaves three bedrooms and a bathroom for the rest of the family to call their own, while downstairs, this house has been designed to make sure there's plenty of space for all the action of family life.

### OUTSIDE

This home benefits from 2 parking spaces and private rear garden.

### AGENT NOTES

Annual service charge will be payable. Some images may be CGI. Internal photos are provided to illustrate the high-quality finish and are taken from a similar property.

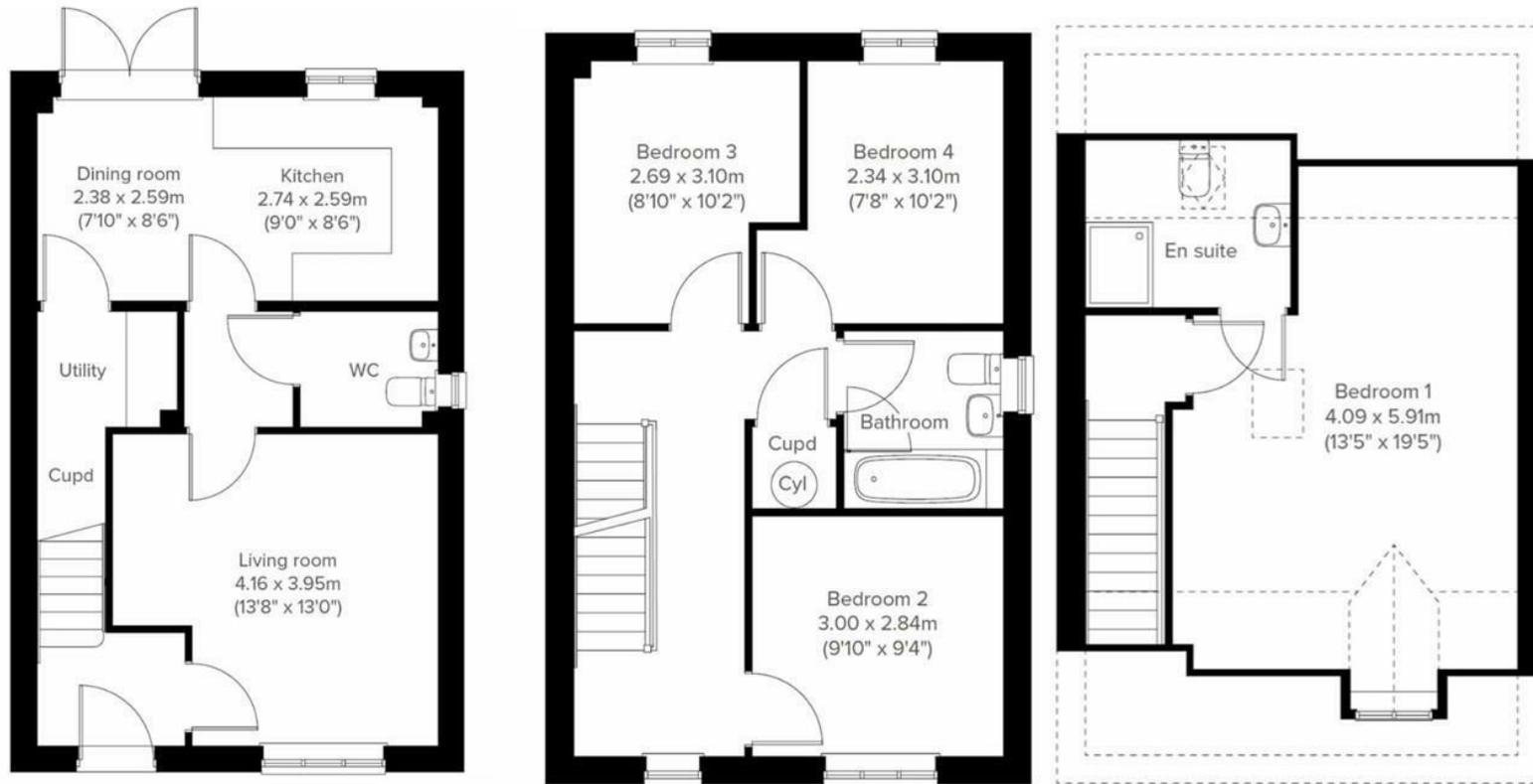
### VIEWINGS

Please call the Stags Bideford office on 01237 425030.

### DIRECTIONS

Abbotsham Park is situated off the A39 Atlantic Highway, on Clovelly Road.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



4 The Quay, Bideford, Devon, EX39 2HW

bideford@stags.co.uk

01237 425030



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