



TOTAL FLOOR AREA: 1154 sq.ft. (107.2 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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Well Presented Family Home!!

2 Maine Close, Bideford, EX39 3RR

Guide Price

£379,950

- Detached Modern House
- Same Ownership Since New
- 4 Bedrooms
- PVC Double Glazing
- Gas Central Heating
- Garage and Additional Parking
- Owned Solar Panels Fitted
- An Ideal Family Home
- Must be Seen!!

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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Overview

Under the same ownership since new in 2001, is this modern well presented detached house, which is pleasantly set within this ever popular residential area. The accommodation is on 2 storeys and benefits from PVC double glazing, gas fired radiator central heating and ample storage facilities. Ideally suited to provide a comfortable family home, Phillips Smith and Dunn as selling agents recommend an early internal inspection, in order to avoid disappointment!!

Briefly the accommodation provides a warm and welcoming entrance hall, with storage cupboards and a WC off, a delightful lounge with a feature bay window, a well appointed kitchen/diner with good storage incorporating an island unit, some integral appliances and further appliance space, with a useful utility room off,. To the first floor are 4 generous sized bedrooms (some having fitted wardrobes), with the master bedroom having en-suite facilities, with the family bathroom having a 'jacuzzi' bath.

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. A regular bus services runs near the property, giving easy access into the town centre. 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.

Services

All Mains Services Available

Council Tax band
D

EPC Rating - TBA

Tenure

Freehold

Viewings

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



Outside

To the front of the property is a lawned garden area with a paved pathway. A tarmacadam drive providing parking space for 2 vehicles leads to a SINGLE GARAGE approximately 16'4" x 8'2" with up and over door, power and lighting, water tap and with an eaves storage area. Secure gated access to each side of the house lead to the enclosed south westerly facing rear garden, predominantly paved, with gravelled and lawned areas, with a timber summerhouse and a garden store shed.

AGENTS NOTE - The property has the benefit of solar panels on the roof with a battery back up, which also derive a useful regular income - further details of which are available from the selling agents.



Room list:

Entrance Hall

Lounge

4.47m + bay x 3.58m (14'8" + bay x 11'9")

Ground Floor WC

Kitchen/Diner

5.56m x 3.78m minimum (18'3" x 12'5" minimum)

Utility

1.70m x 1.52m (5'7" x 5')

Master Bedroom

4.17m x 3.18m minimum (13'8" x 10'5" minimum)

En-Suite

Bedroom 2

3.40m maximum x 2.74m (11'2" maximum x 9')

Bedroom 3

3.00m x 2.36m (9'10" x 7'9")

Bedroom 4

2.74m x 2.13m^" (9' x 7'^")

Family Bathroom