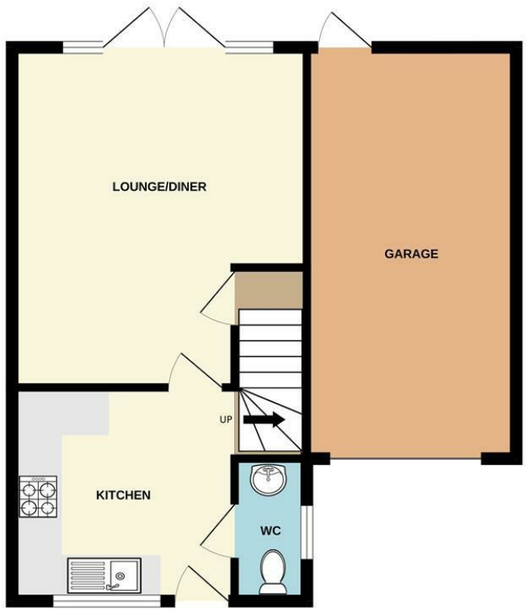
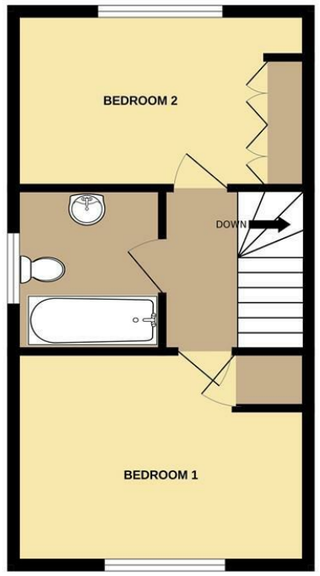
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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, proceed in a southerly direction out of the town as though heading towards Torrington. At Landcross, just before the former chapel, turn right, signposted Buckland Brewer and Parkham. Follow the directional arrows to Parkham and, upon entering the village, turn left at the T-junction. Continue through the village, passing the garage on the left and upon reaching the pub, turn right. Follow this road and then turn right into Wood Lea. Number 5 will be found directly in front of you.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

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5 Wood Lea

Parkham, Bideford, Devon EX39 5FF

Guide Price

£270,000

- Link-Detached Home
- Off-Road Parking & Garage
- Two Double Bedrooms
- Remainder of 10 Year NHBC Buildmark Warranty
- Stunning Countryside Views
- Popular Village Location

Tucked away within the exclusive Wood Lea development on the fringes of the ever-popular village of Parkham, this beautifully presented two-bedroom link-detached home offers a seamless blend of modern design and countryside charm. Built by the highly regarded Pearce Homes.

Approaching the home, you are welcomed by a neatly maintained front garden and private driveway, leading to a spacious garage and side access to the rear. Stepping inside, you are welcomed into a contemporary kitchen which sits at the heart of the home, fitted with a range of neutral wall and base units complemented by light wood-effect worktops, integrated appliances, and space for additional utilities, creating both a practical and stylish environment for everyday living.

From here, the home opens into a generous open-plan lounge and dining area with French doors offering direct access to the garden - perfectly suited for both relaxing and entertaining. The garden itself is mainly laid to lawn and enclosed, backing onto open countryside.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, both benefitting from useful built-in wardrobes and fantastic countryside views. A modern family bathroom serves both rooms, complete with a three-piece suite and overhead shower, designed with both comfort and practicality in mind.

SERVICES - Mains Electricity, Water & Drainage. Air Source Heat Pump providing central heating and hot water.

Council Tax band

C

EPC Rating

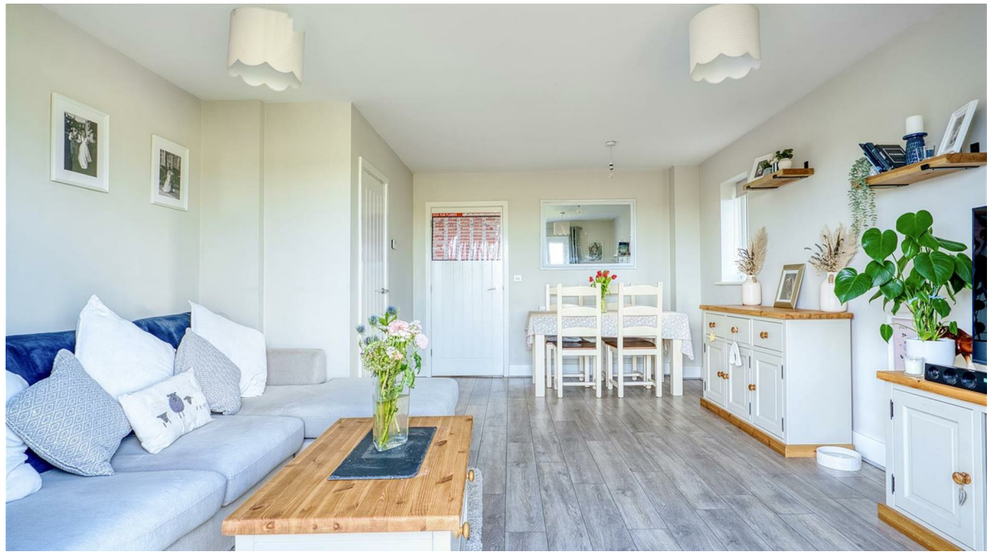
B

Tenure

Freehold

Viewings

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



Room list:

Kitchen
3.24 x 3.32 (10'7" x 10'10")

Lounge/Diner
5.06 x 4.35 (16'7" x 14'3")

Bedroom 1
3.2 x 4.35 (10'5" x 14'3")

Bedroom 2
2.82 x 4.35 (9'3" x 14'3")

Bathroom

Garage

Situation

The location offers the perfect balance between rural living and everyday convenience. A short gentle stroll leads into the heart of the village, where you'll find a welcoming community centred around its historic church, the popular The Bell Inn which serves food, the well-regarded local butcher, primary school and active village hall. For a wider range of amenities, the nearby market town of Bideford provides a vibrant mix of shops, cafés, and its renowned pannier market, alongside picturesque walks along the River Torridge and connections to the stunning North Devon coastline. Approximately a 35-minute drive away is Barnstaple, North Devon's regional centre, providing the area's main shopping, business, and commercial facilities.

Combining energy-efficient living, off-road parking, garage, and a truly enviable setting, this home presents an exceptional opportunity to enjoy modern comfort within a peaceful village environment.