



41 PINCOMBE ROAD, BIDEFORD, EX39 3FX

£255,000

A 3 bedroom modern town house offering adaptable accommodation over three floors including a first floor lounge, kitchen/diner and further reception room/bedroom 4 whilst benefiting from gas fired central heating & uPVC double glazing together with enclosed rear garden and off road parking.

41 Pincombe Road is a modern and adaptable three-bedroom townhouse arranged over three well-planned floors, ideal for families or professionals seeking flexible living space with contemporary comfort.

The ground floor features a spacious kitchen/diner forming the heart of the home, together with a cloakroom/WC and a versatile additional reception room that could serve as a snug, home office or occasional fourth bedroom.

On the first floor, a bright and comfortable lounge provides a relaxing retreat, alongside the master bedroom with en-suite shower room. The second floor offers two further well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from an enclosed rear garden providing a safe and manageable outdoor space for relaxation, children or pets. To the rear are parking spaces.

Further benefits include gas-fired central heating, uPVC double glazing and the remainder of a 10-year new build guarantee.

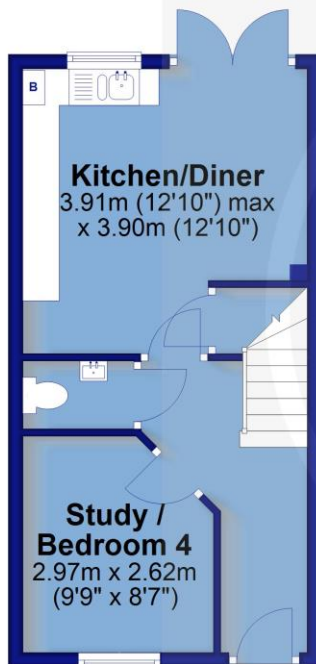
Overall, 41 Pincombe Road presents a superb opportunity to acquire a contemporary home with flexible accommodation, thoughtfully arranged to meet the demands of modern living.

Services: All mains services are connected
Energy Performance Certificate: B (85)
Council Tax: BAND C (£2,357.71 per annum)



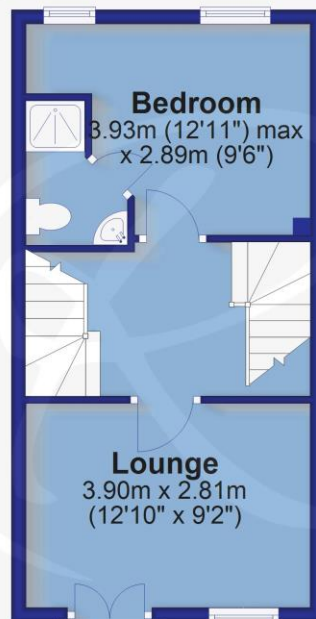
Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



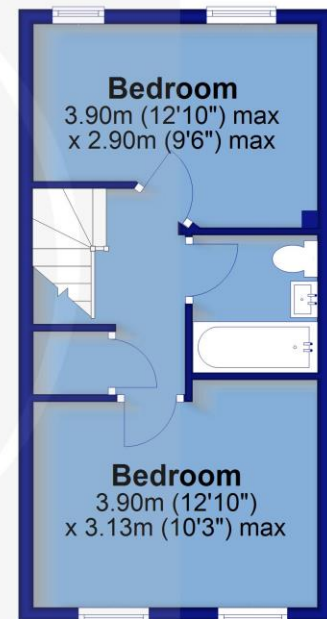
First Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Second Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

