



Bond
Oxborough
Phillips

Changing Lifestyles

9 Brennacott Place
Bideford
Devon
EX39 3EY

Guide Price: £200,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

9 Brennacott Place, Bideford, Devon, EX39 3EY

A MODERN SEMI-DETACHED HOME WITH PARKING & ENCLOSED GARDEN



- 3 Bedrooms
- New contemporary Kitchen / Dining Room
 - Fresh décor & new flooring throughout
 - Generous Lounge
- Ground Floor Cloakroom & First Floor Bathroom
- Gas central heating & double glazing
- Single allocated parking space to the front
- Enclosed rear garden with patio seating area
 - Gated side pedestrian access



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

9 Brennacott Place, Bideford, Devon, EX39 3EY

Changing Lifestyles

Occupying a convenient residential position is this well-presented and modern 3 Bedroom semi-detached home offering comfortable, low-maintenance living - ideal for first time buyers or investment purchasers.

The accommodation is arranged over 2 floors and begins with an Entrance Lobby leading to a ground floor Cloakroom, a generous Lounge providing a comfortable everyday living space, and a modern fitted Kitchen / Dining Room which has been upgraded to offer both practicality and contemporary appeal - ideal for family use and entertaining.

To the first floor, the property offers 3 well-proportioned Bedrooms, served by a Family Bathroom, creating a balanced layout.

The property benefits from gas central heating and double glazing throughout, contributing to comfort and efficiency. Importantly, it has been the subject of a programme of improvement and modernisation, including the installation of a new kitchen and redecoration throughout, allowing a purchaser to move in with minimal additional expense.

Externally, the property enjoys a single parking space to the front and gated side pedestrian access leading to a fully enclosed rear garden. The garden is primarily laid to patio with a seating area, providing a private and practical outdoor space.

A well-rounded home offering strong appeal in today's market. An early viewing is strongly recommended.

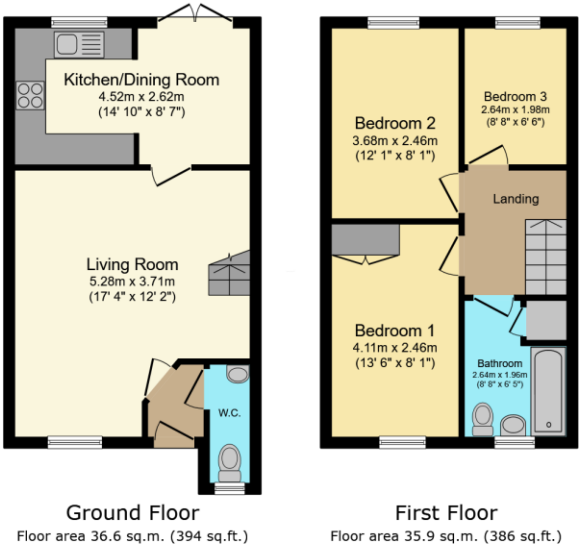
Council Tax Band

B - Torridge District Council

Changing Lifestyles

01237 479 999
bideford@bopproperty.com

9 Brennacott Place, Bideford, Devon, EX39 3EY



Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/about.scouts.kicked>

From Bideford Quay, proceed up the main High Street turning left at the very top and proceed through Old Town. At the pedestrian crossing, proceed straight across onto Clovelly Road. Continue to the top of Clovelly Road and just after passing Blights Garage on your right hand side, turn right onto Moreton Park Road. Take the first right hand turning onto Brennacott Road and then immediate right into Brennacott Place to where number 9 will be seen on your right hand side with a For Sale board and numberplate clearly displayed.

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 – £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com