



Bond
Oxborough
Phillips

Changing Lifestyles

41 Pincombe Road
Bideford
Devon
EX39 3FX

Asking Price: £250,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

41 Pincombe Road, Bideford, Devon, EX39 3FX

A MODERN TERRACED HOME WITH 2 PARKING SPACES & AN ENCLOSED GARDEN



- 3-4 Bedrooms (1 En-suite)
- Spacious Kitchen / Diner with French doors to rear garden
- Versatile Study / Bedroom 4 - ideal for home working or playroom
- Lounge with Juliet balcony
- Fully enclosed rear garden with patio, artificial lawn & shed
- 2 allocated parking spaces
- No onward chain
- Nearby amenities including a shopping centre, restaurants & supermarkets



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Situated within the highly sought-after Appledore Grove development in Bideford, this beautifully presented three-to-four-bedroom terraced home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for families, professionals or investors seeking a strong rental opportunity in a desirable location. Occupying an attractive position overlooking a well-maintained park and children's play area to the front, the property enjoys a pleasant open outlook, with no properties directly facing it. To the rear, the home benefits from a fully enclosed, low-maintenance garden, providing a good degree of privacy and a secure outdoor space ideal for families, entertaining or simply relaxing. Beyond the rear gate are two allocated parking spaces, positioned conveniently adjacent to the garden entrance. The property is ideally located close to local employment opportunities, excellent schools, supermarkets, restaurants and shopping facilities, making it particularly appealing to both owner-occupiers and prospective tenants. With strong demand for quality rental accommodation in the area, investors will recognise the property's excellent letting potential, modern low-maintenance design, practical layout and highly convenient location, making it perfect for families.

The accommodation is accessed via a welcoming Entrance Hall. On the ground floor is a versatile Study/Bedroom 4, currently used as a playroom but equally suited to home working, guest accommodation or use as an additional reception room. To the rear of the property is a spacious Kitchen/Diner, designed to be the heart of the home. The room offers ample space for cooking and dining and is fitted with a range of modern base and eye-level units with matching drawers, a built-in four-ring hob with an extractor above, an oven below and space for a dishwasher. A useful understairs storage cupboard provides additional practicality. French doors lead directly onto the attractive rear garden, which has been thoughtfully designed for ease of maintenance. A generous patio seating area provides the perfect setting for outdoor dining and entertaining, while steps lead to a raised artificial lawn, creating a further usable outdoor space that remains attractive throughout the year. A timber shed offers additional storage, while rear gated access leads directly to the allocated parking spaces.

The first floor features a spacious Main Bedroom with its own En-suite Shower Room. Opposite is a superb Lounge with a Juliet balcony, allowing natural light to flood the room while providing pleasant views and a bright, airy atmosphere. A generous landing area further enhances the feeling of space throughout this level. The top floor comprises two further double Bedrooms and a Family Bathroom, making the layout particularly well suited to growing families or those requiring flexible accommodation.

Constructed in attractive brick, the property offers the additional benefit of low-maintenance ownership, making it equally appealing as a permanent residence or investment purchase. Offered to the market with no onward chain and competitively priced for a prompt sale, this exceptional home combines modern practicality, privacy, generous living space, excellent parking provision and a highly desirable location. Early viewing is strongly recommended to fully appreciate everything this outstanding property has to offer

Council Tax Band

C - Torridge District Council

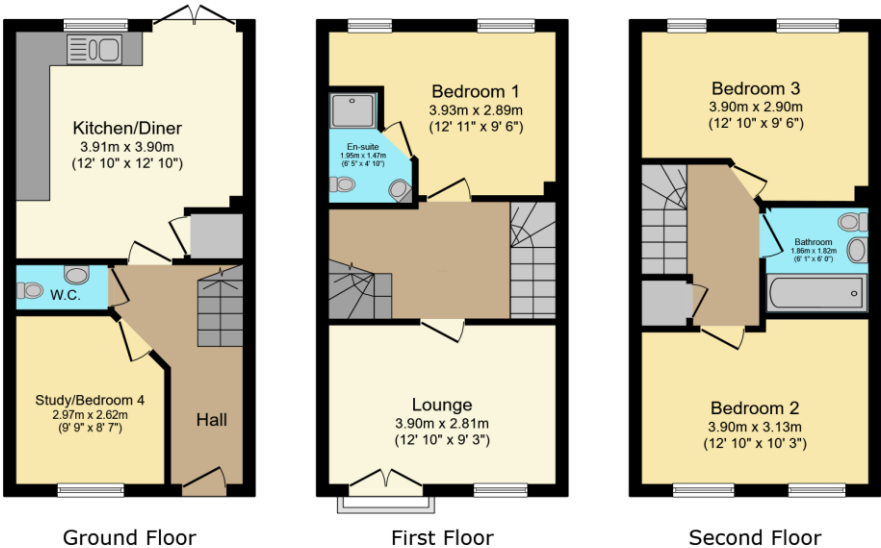
Agents Note

The development is subject to a Service Charge of £243.25 per annum, in contribution to the upkeep of the communal areas, green spaces and play areas.

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Total floor area: 95.6 sq.m. (1,029 sq.ft.)



Directions

From Bideford Quay proceed up the main High Street turning left at the top. Continue through Old Town. Upon reaching the pedestrian crossing, continue straight onto Clovelly Road. Follow the road past Caddsdawn Industrial Estate and upon reaching the traffic lights at Asda Superstore, turn right passing Brewers Fayre on your right hand side. Continue over the mini roundabout onto Pincombe Road following the road as it winds to your left. Number 41 Pincombe Road will be found on your left hand side with a 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		96 A
81-91	B	85 B	
69-80	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.

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