



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

14 Pincombe Road  
Bideford  
Devon  
EX39 3FX

**Asking Price: £299,950 Freehold**



**Changing Lifestyles**

**01237 479 999**  
**[bideford@bopproperty.com](mailto:bideford@bopproperty.com)**



14 Pincombe Road, Bideford, Devon, EX39 3FX

## A GENEROUSLY PROPORTIONED & WELL-PRESENTED SEMI-DETACHED HOME



- 3 Bedrooms (1 En-suite)
- Accommodation arranged 3 floors
- Downstairs WC, Reception Room & stylish Kitchen / Breakfast Room with French doors opening to the garden
- First Floor spacious Lounge
- Top Floor Family Bathroom
- Private driveway parking & Garage
- Well-designed, low-maintenance garden with an outbuilding currently set up as a bar – perfect for those who love to entertain
- A stylish & versatile property located in a desirable setting



Bideford is a peaceful olde worlde market town on the River Torridge. The main district is on the west bank and its narrow streets filled with white painted houses sprawl from the working quay, up the slopes to the outer suburbs. A former historic port town, Bideford is a great place to explore, whether it's a trip to the shops or a restaurant outing there's something for everyone. The Pannier Market is a brilliant example of the town's originality, with its terrace of artists' workshops and independent shops. The town also champions sports at a grassroots level with both the local rugby and football teams having healthy followings. There are no end of ways to join in the community spirit of this wonderful white town on the hill.



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

14 Pincombe Road, Bideford, Devon, EX39 3FX

## Changing Lifestyles

**This generously proportioned and well-presented 3 Bedroom semi-detached home is set over 3 levels offering an ideal blend of space, comfort and flexibility. Located in a desirable modern development, the property enjoys far-reaching countryside views, a private driveway, a Garage and a well-designed garden with an outbuilding currently set up as a bar – perfect for those who love to entertain.**

**The Ground Floor opens into a welcoming Entrance Hall with a useful downstairs WC. To the front is a versatile Reception Room - ideal as a formal dining room, home office or even a play room, offering buyers the chance to tailor the space to suit their needs. To the rear is a stylish Kitchen / Breakfast Room, finished with a range of modern fitted units, integrated appliances and French doors leading out onto the garden, making this a bright and sociable everyday space.**

**The First Floor hosts a spacious Lounge overlooking the front of the property - perfect for relaxing. The Principal Bedroom is also located on the this floor, complete with twin windows offering countryside views and its own En-suite Shower Room. Unlike many 3-storey homes where the main bedroom is tucked away on the top floor, this layout keeps parents closer to the main living areas while still allowing the children to have the upstairs to themselves - ideal for added convenience and peace of mind.**

**On the Top Floor are 2 further generously sized double Bedrooms and a sleek Family Bathroom, providing ample space for growing families or guests.**

**Outside, the rear garden is attractively landscaped for low-maintenance living, with a mix of lawn and patio areas. The timber outbuilding adds excellent lifestyle value. A private driveway and Single Garage complete the offering.**

**With its stylish presentation, versatile layout and desirable setting, this home is a stand-out option for buyers looking to move straight in and enjoy the space. An early viewing is strongly encouraged.**

### **Council Tax Band**

C - Torridge District Council



Changing Lifestyles

01237 479 999  
bideford@bopproperty.com

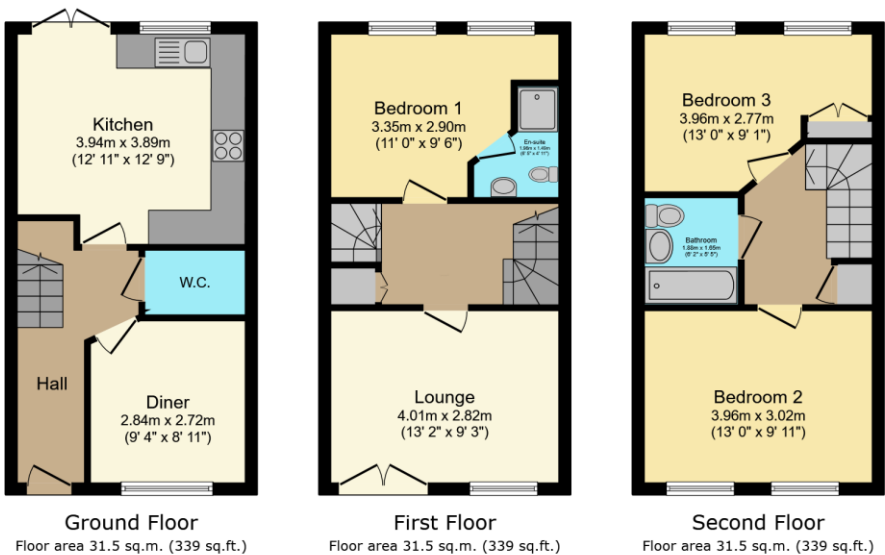
14 Pincombe Road, Bideford, Devon, EX39 3FX



## 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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | 95        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



## 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. Watch out for the speed camera. 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 to where the road bears to your left. The property will be located on your right hand side before this turn.

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