



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

25 Pincombe Road  
Bideford  
Devon  
EX39 3FX

**Asking Price: £310,000 Freehold**



Changing Lifestyles

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



25 Pincombe Road, Bideford, Devon, EX39 3FX

## A SPACIOUS & BEAUTIFULLY PRESENTED DETACHED FAMILY HOME



- 3 Bedrooms (1 En-suite)
- Light-filled Kitchen / Diner
- Handy Utility Room & Cloakroom
  - Modern Bathroom
- Spacious Living Room with neutral décor & French doors to the garden
- Fully enclosed, landscaped, low-maintenance garden with decking & neat lawn
  - Off-road parking & Garage
- Fibre broadband connectivity - perfect for home working or streaming



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## Overview

**This spacious and beautifully presented 3 Bedroom detached home offers an outstanding level of finish throughout, which is immediately apparent from its kerb appeal and attractive frontage. To the side of the house and garden there is an off-road parking space along with a useful Garage belonging to the property.**

**Stepping inside, it is clear that every detail has been thoughtfully considered, creating a stylish and inviting home. The property boasts an inviting, light-filled Kitchen / Dining Room enhanced by 3 UPVC double glazed windows that create a bright and welcoming atmosphere. This fantastic family hub offers ample dining space, and the well-equipped kitchen features plentiful stylish cupboards, generous work surfaces and a range of built-in appliances including an oven, hob with extractor, fridge / freezer and dishwasher. A handy Utility Room provides additional storage, space for a washing machine and tumble dryer, a cupboard housing the gas fired boiler, and access to the ground floor Cloakroom and the rear garden.**

**To the other side of the home, the spacious Living Room offers plenty of room to unwind, complemented by pleasing neutral colours and tones. French doors open out to the fully enclosed, low-maintenance garden which has been landscaped to an impeccable standard. Designed for relaxation and privacy, this outdoor space features a combination of decked areas - ideal for relaxing and unwinding, as well as a neat lawn that will appeal to families and couples alike. The garden also includes a useful storage shed and further low-maintenance spaces to the rear and side of the house - perfect for storing refuse bins or, perhaps, more excitingly surfboards or canoes.**

**Upstairs, the 3 well-proportioned Bedrooms offer excellent versatility. The Main Bedroom is particularly impressive, stunning in presentation, with fitted mirror-fronted wardrobes and a contemporary En-suite Shower Room. The Bathroom also has a modern touch, featuring a bath with a rainfall shower over it. As would be expected of a home of this quality, Bedrooms 2 and 3 are also exceptionally well finished.**

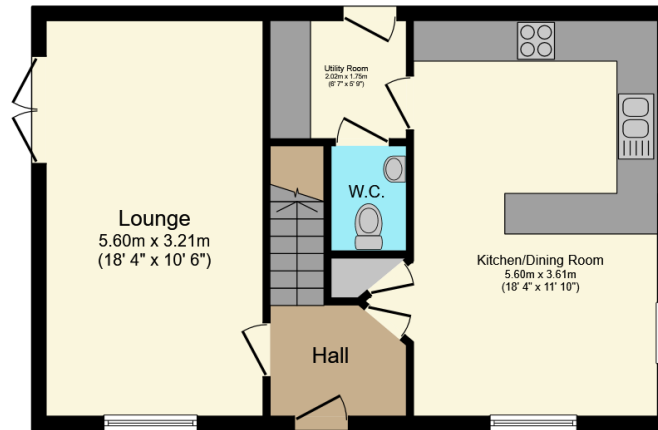
**With fibre broadband connectivity, this home is ideal for home workers or families who enjoy seamless streaming.**

**Offering an excellent opportunity for buyers seeking a house of exceptional quality that requires absolutely no updating, the property is situated within a popular modern development on the outskirts of Bideford enjoying easy access to a variety of amenities, while the nearby A39 provides excellent links to Barnstaple, Bude and beyond.**

**We highly recommend viewing this modern and stylish home to fully appreciate everything it has to offer.**

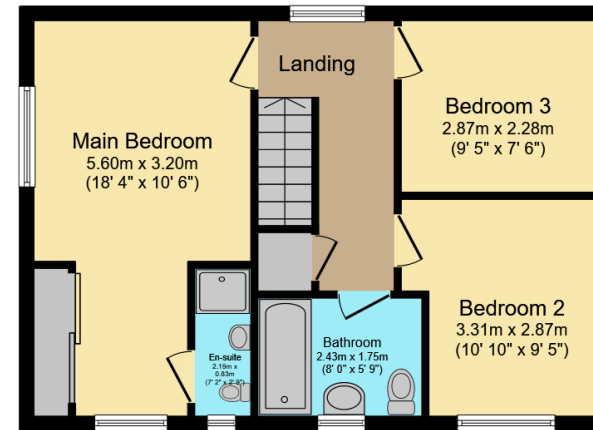
### Council Tax Band

C - Torridge District Council



Ground Floor

Floor area 52.8 sq.m. (569 sq.ft.)



First Floor

Floor area 48.5 sq.m. (522 sq.ft.)

Total floor area: 101.4 sq.m. (1,091 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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## Area Information

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.

All the amenities you'll ever need are to be found within easy reach of Bideford. To the north are the coastal towns of Westward Ho!, Appledore and Northam, all of which will figure in your day-to-day routines if you enjoy the sea or the outdoor life. Northam boasts a brilliant indoor swimming pool and gym.

Bideford is within short driving distance of the Atlantic Highway (A39) which is the main feeder route across the region leading to Cornwall in the south-west and to the M5 in the east. A regular bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Braunton, Appledore, Croyde and Ilfracombe.

## 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 25 Pincombe Road will be found on your left hand side with a numberplate clearly displayed.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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# We are here to help you find and buy your new home...

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Devon

EX39 2PS

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## 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.

Please do not hesitate to contact  
the team at Bond Oxborough  
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for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

