



Bond
Oxborough
Phillips

Changing Lifestyles

23 Pincombe Road
Bideford
Devon
EX39 3FX

Asking Price: £277,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

23 Pincombe Road, Bideford, Devon, EX39 3FX

A MODERN SEMI-DETACHED HOUSE

- 3 Bedrooms (1 En-suite)
- Bright Living Room with front-facing window
- Spacious Kitchen / Diner with French doors to garden
- Contemporary Bathroom
- Enclosed rear garden with patio, sloping lawn & pedestrian gate to the front
- Driveway parking & Garage with utility area
- No onward chain



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.



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Situated within the ever-popular Appledore Grove development in Bideford, this beautifully presented 3 Bedroom semi-detached house offers modern living with the convenience of nearby amenities including shopping centres, restaurants and supermarkets. Complete with driveway parking and a garage to the side, the property combines practicality with style, making it an excellent choice for families or professionals alike. The brick construction not only ensures low-maintenance but also enhances the overall appeal of the home.

Stepping inside, you are welcomed by a light and airy Living Room with a front-facing window that fills the space with natural light, along with a useful downstairs storage cupboard. The heart of the home is the spacious Kitchen / Diner, which is equally bright and inviting, fitted with a range of base and wall cabinets, built-in oven with gas hob and extractor and space for appliances. A cupboard houses the gas fired boiler while French doors open directly to the rear garden, creating a seamless connection between indoor and outdoor living.

The garden itself is fully enclosed and ideal for families, with a patio - perfect for outdoor dining, and a sloping lawn providing a safe and versatile play area for children. There is also rear access to the garage for added convenience. The Garage measures 18'11 x 9'9 and benefits from useful overhead storage together with a utility area that provides space and plumbing for a washing machine and tumble dryer. From the garden, a pedestrian gate gives access to the front of the property, ensuring practicality for day-to-day living.

Upstairs, the Main Bedroom benefits from its own En-suite Shower Room, while the 2 further Bedrooms are served by a contemporary Bathroom.

This attractive home is available for sale with no onward chain, offering a straightforward purchase for the next lucky owner. Viewing is highly recommended to fully appreciate everything this property has to offer.

Agents Note

We are advised by the vendors that there is a Maintenance Charge of £243.25 per annum payable for future management of the estate and maintenance of areas of open space.

Council Tax Band

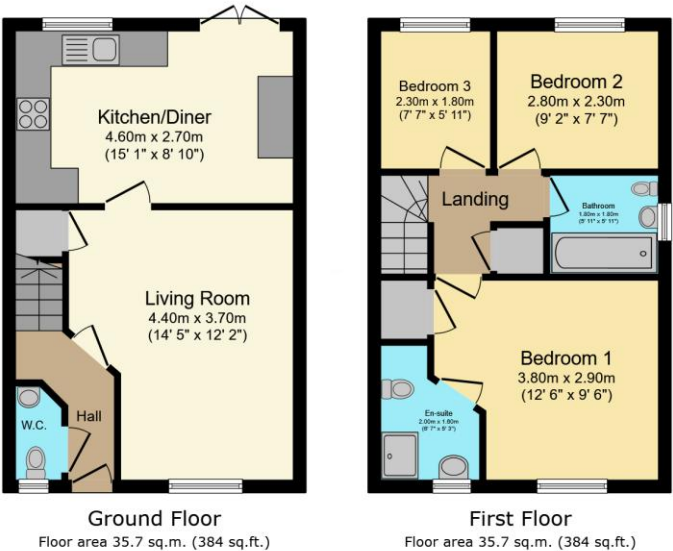
C - Torridge District Council



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Total floor area: 71.4 sq.m. (768 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.ie



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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	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 Caddsdwn 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 23 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 & 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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