



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

9 Brennacott Place  
Bideford  
Devon  
EX39 3EY

**Guide Price: £215,000 Freehold**



Changing Lifestyles

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



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## 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.**

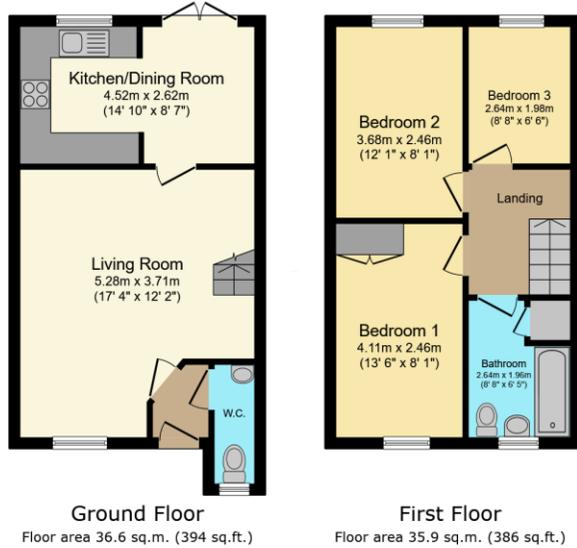
**A well-rounded home offering strong appeal in today's market. An early viewing is strongly recommended.**

### **Council Tax Band**

B - Torridge District Council

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Total floor area: 72.5 sq.m. (780 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 inspector(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)



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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		

## 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.

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.

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