



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

28 Pollards Place  
Bideford  
Devon  
EX39 4FE

**Asking Price: £255,000 Freehold**



Changing Lifestyles

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

28 Pollards Place, Bideford, Devon, EX39 4FE

## A SPACIOUS TERRACED HOME WITH A GARAGE & PARKING



- 4 Bedrooms (1 En-suite)
- Ground floor Cloakroom & first floor Bathroom
  - Well-equipped Kitchen / Diner
- Generously proportioned Lounge with French doors opening onto the rear garden
- Fully enclosed rear garden - ideal for outdoor dining & entertaining
- Conveniently located within easy reach of local schools, amenities & a supermarket
  - This is a fantastic opportunity to acquire a spacious & well-appointed family home in a sought-after location



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## Changing Lifestyles

**This 4 Bedroom terraced home, situated within a popular residential development on the outskirts of Bideford, offers spacious and versatile accommodation arranged over 3 floors, ideal for growing families.**

**The property is conveniently located within easy reach of local schools, amenities and a supermarket, whilst also benefiting from a garage and off-road parking.**

**Upon entering, a welcoming Hallway provides access to a Cloakroom and leads through to a well-equipped Kitchen / Diner, fitted with a range of base and eye-level units, a built-in oven and hob, and ample space for additional appliances and family dining. To the rear of the property is a generously proportioned Lounge, a bright and comfortable space enhanced by French doors opening onto the rear garden and allowing plenty of natural light to flood the room.**

**To the First Floor are 3 well-proportioned Bedrooms, 2 of which are comfortable doubles with built-in wardrobes, whilst the fourth Bedroom offers flexibility as a nursery, study or home office. A modern Bathroom serves these rooms.**

**The Second Floor is dedicated to an impressive Principal Bedroom Suite, a standout feature of the home, benefiting from fitted wardrobes and its own En-suite Shower Room, creating a private and relaxing retreat.**

**Externally, the rear garden has been designed with ease of maintenance in mind, featuring a decked patio area ideal for outdoor dining and entertaining. The space is fully enclosed, providing a safe and private environment.**

**The property also benefits from a separate Garage and an allocated off-road parking space.**

**This is a fantastic opportunity to acquire a spacious and well-appointed family home in a sought-after location.**

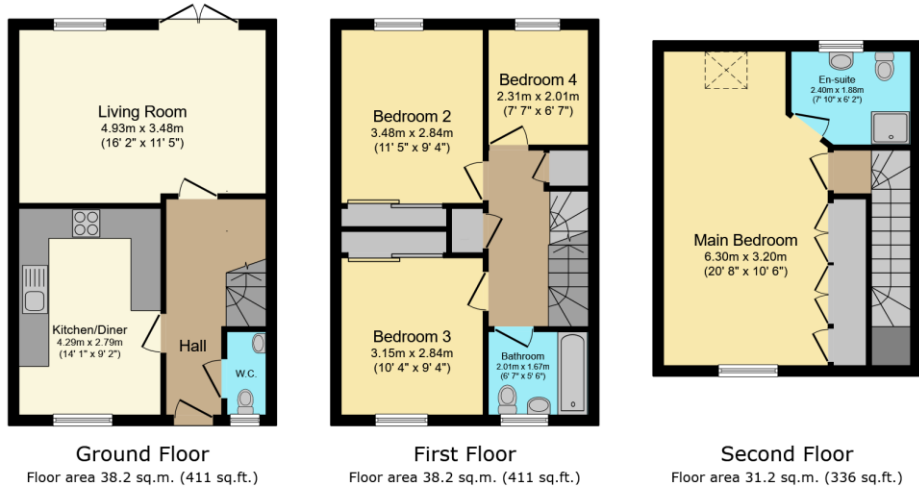
### **Council Tax Band**

C - Torridge District Council



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Total floor area: 107.6 sq.m. (1,158 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay, proceed across the long bridge and at the mini roundabout take the first exit signposted Barnstaple. Continue along this road and take the second turning on the right into Manteo Way. Proceed up the hill and take the first turning on the right into Biddiblack Way. Follow the road around to the left until you see a sign for Pollards Place, the property can be found on the right hand side.

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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