



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

41 Pincombe Road  
Bideford  
Devon  
EX39 3FX

**Asking Price: £250,000 Freehold**



**Changing Lifestyles**

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

41 Pincombe Road, Bideford, Devon, EX39 3FX

## A MODERN TERRACED HOME WITH 2 PARKING SPACES & AN ENCLOSED GARDEN



- 3-4 Bedrooms (1 En-suite)
- Spacious Kitchen / Diner with French doors to rear garden
- Versatile Study / Bedroom 4 - ideal for home working or playroom
  - Lounge with Juliet balcony
- Fully enclosed rear garden with patio, artificial lawn & shed
  - 2 allocated parking spaces
    - No onward chain
- Nearby amenities including a shopping centre, restaurants & supermarkets



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## Changing Lifestyles

Situated within the ever-popular Appledore Grove development in Bideford, this beautifully presented 3-4 Bedroom terraced house offers modern living with the convenience of nearby amenities including a shopping centre, restaurants and supermarkets. Complete with 2 parking spaces to the rear, the property combines practicality with style, making it an excellent choice for families or professionals alike. The attractive brick construction not only ensures low-maintenance living but also enhances the overall appeal of the home. Positioned to the front of the property is a lawned children's play area, making this an ideal home for families with young children.

The accommodation is arranged over 3 floors and is accessed via a spacious Entrance Hall on the ground floor. The first room encountered is the Study / Bedroom 4, currently utilised as a playroom but offering excellent versatility for those working from home or simply requiring additional living space. To the rear of the ground floor is the Kitchen / Diner, a bright and sociable room with ample space for both preparing meals and dining. It is fitted with a range of modern base and eye-level units with matching drawers and includes a built-in 4-ring hob with extractor over and oven below, together with space for a dishwasher. There is also access to a useful understairs storage cupboard. French doors open out onto the fully enclosed rear garden which has been designed with ease of maintenance in mind, featuring a lovely patio seating area - ideal for outdoor relaxation, steps rising to a further raised section with artificial lawn providing additional usable space, and a wooden storage shed. Beyond the rear gate are the property's 2 allocated parking spaces.

Moving up to the first floor, the Main Bedroom enjoys the benefit of its own En-suite Shower Room, whilst opposite is a fantastic Lounge with a Juliet balcony allowing natural light and fresh air to flood the room on warmer days. Between these rooms is a spacious, open landing area which further enhances the sense of space throughout the home and provides an ideal area for decorative furnishings.

On the top floor are 2 further double Bedrooms together with the Family Bathroom.

Overall, this is a fantastic property which has been competitively priced to sell and is offered to the market with the distinct advantage of having no onward chain. We would highly recommend an early viewing to fully appreciate the generous and versatile accommodation, convenient location close to amenities and excellent modern practicality this superb home has to offer.

### Council Tax Band

C - Torrington District Council

### Agents Note

The development is subject to a Service Charge of £243.25 per annum, in contribution to the upkeep of the communal areas, green spaces and play areas.

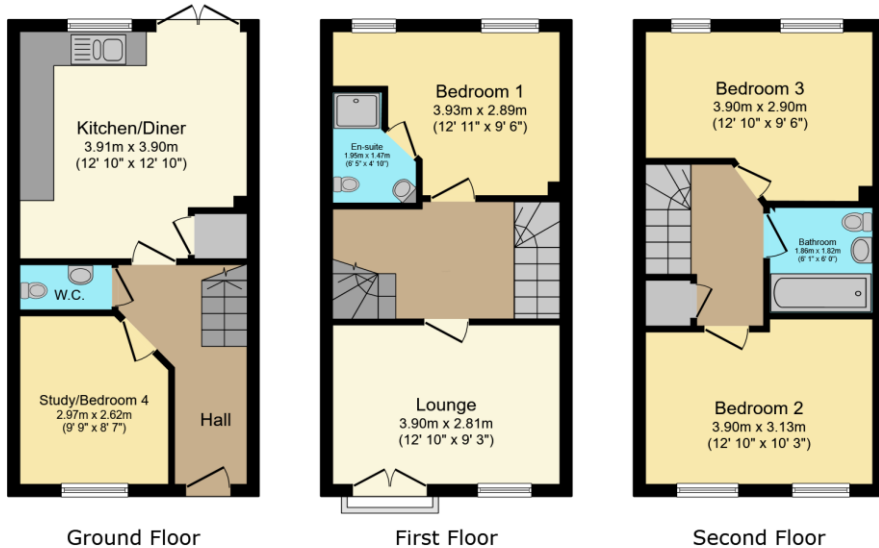
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## Have a property to sell or let?

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.



Total floor area: 95.6 sq.m. (1,029 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



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 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 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 41 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.