



Bond
Oxborough
Phillips

Changing Lifestyles

12 Davies Mount
Bideford
Devon
EX39 3SN

Asking Price: £200,000
Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

12 Davies Mount, Bideford, Devon, EX39 3SN



- No onward chain – ready for immediate occupation
- Energy-efficient air source heat pump
 - Two well-proportioned Bedrooms
- Modern Kitchen with integrated appliances and breakfast bar
- Bright Living Room with French doors to the garden
- Enclosed rear garden with patio, lawn, side access and garden shed
- Driveway parking for two to three vehicles
- Convenient location with easy access to Bideford, Barnstaple and Bude



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Situated on a modern development in a highly convenient location on the outskirts of Bideford, with easy access to Bideford Town Centre, Barnstaple and Bude, this well-presented two Bedroom semi-detached home is offered for sale with the distinct advantage of no onward chain.

Ideal for first-time buyers, couples or those looking to downsize, the property benefits from an energy-efficient air source heat pump, driveway parking for two to three vehicles and an attractive enclosed rear garden.

The accommodation comprises a welcoming Entrance Hall, a modern fitted Kitchen with integrated oven, hob, extractor, fridge / freezer and washing machine, together with a breakfast bar. To the rear, the bright Living / Dining Room enjoys French doors opening onto the garden and there is also a convenient Ground Floor Cloakroom. Upstairs are two Bedrooms, with the principal Bedroom benefiting from useful built-in storage, together with a modern family Bathroom featuring a rainfall shower over the bath. Outside, the enclosed rear garden offers a patio, lawn, timber fencing, gated side access and a useful garden shed, creating an ideal space to relax or entertain.

Combining a convenient location, economical running costs and move-in-ready accommodation with no onward chain, this is an excellent home that is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Council Tax Band = B

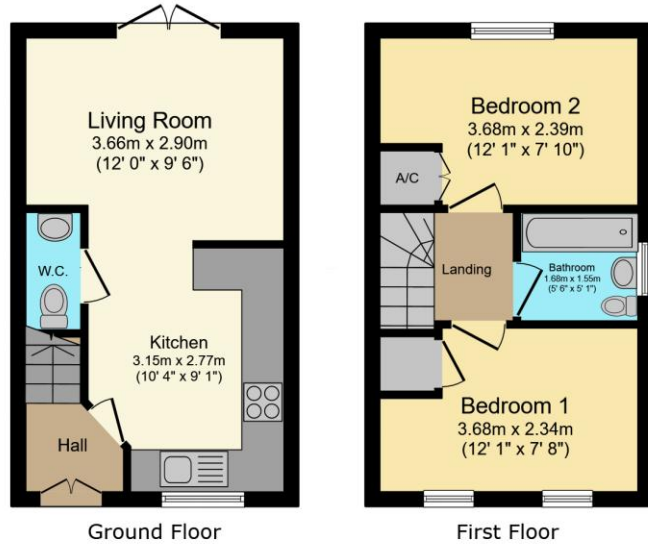
Agents note - We are advised by the vendors that there is a Maintenance Charge of £186.00 per annum payable for future management of the estate and maintenance of areas of open space.



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Total floor area: 47.7 sq.m. (513 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



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, continue straight on along the road. Take the right hand turning onto the new development The Pastures. Number 12 Davies Mount will be situated on your right-hand side.

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.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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