



Pincombe Road, Bideford, Devon, EX39 3FX





Pincombe Road, Bideford, Devon, EX39 3FX

Guide Price £260,000

Situated in the favourable location of Pincombe Road on the outskirts of Bideford, is this stylishly presented, 3 BEDROOM SEMI-DETACHED property, which has been thoughtfully extended and now provides additional living space with the addition of a CONSERVATORY EXTENSION, which is a perfect space for dining and entertaining.

The property comprises of an Entrance Hall, with a DOWNSTAIRS CLOAKROOM/W/C fitted with a White suite with low level W/C and wash hand basin, wood panelling, radiator and double glazed window. The LIVING ROOM is a spacious and comfortable room and stylishly presented with wood panelling, vinyl flooring and an inset electric fire, radiator and double glazed window to the front elevation. There is also a door which provides access to the understairs storage cupboard. The KITCHEN/DINING ROOM allows plenty of natural light and comprises of ample working surfaces complete with modern integrated appliances and a double oven, halogen hob with extractor hood over and Chrome wall mounted radiator. Leading through to the CONSERVATORY EXTENSION, which has been thoughtfully designed by the current owners creating an open plan dining area, which is a perfect space for entertaining. There are sliding patio doors off, which gives access to the ENCLOSED REAR GARDEN.

On the FIRST FLOOR there are 3 BEDROOMS, an EN-SUITE SHOWER ROOM off the MASTER BEDROOM and a FAMILY BATHROOM. All the rooms are presented stylishly with the main bedroom being on the front elevation with double glazed window and radiator with an EN-SUITE SHOWER ROOM with a White suite comprising fully tiled shower cubicle, wash hand basin, low level W/C, vinyl flooring, wall mounted heated towel rail and double glazed window. The further TWO BEDROOMS enjoy the rear elevation of the property with double glazed windows and radiators. The FAMILY BATHROOM is fully tiled and comprises of bath with shower from mixer, low level W/C, wash hand basin, vinyl flooring, wall mounted heated towel rail and double glazed window.

Outside, there is an enclosed rear garden laid to patio and AstroTurf for ease of maintenance. To the rear, there is designated parking for 2 vehicles.

The property also has the balance of the NHBC warranty from 2019.

Pincombe Road, Bideford, Devon, EX39 3FX

Immaculately Presented Semi-Detached House
3 Bedrooms (1 En-Suite)
Living Room
Kitchen/Dining Room
Conservatory Extension
Downstairs Cloakroom
Family Bathroom
Enclosed Garden Enjoying A Sunny Aspect
Tandem Allocated Parking Spaces To Rear For 2 Vehicles
Favourable Location On The Outskirts Of Bideford
Balance Of NHBC Warranty



Entrance Hall

With stairs to first floor landing.

Cloakroom/W/C

Living Room

14' 4" x 12' 1" (4.37m x 3.68m)

Kitchen/Dining Room

15' 3" x 8' 10" (4.65m x 2.69m)

Conservatory

9' 6" x 8' 8" (2.90m x 2.64m)

First Floor Landing

Bedroom One

11' 10" x 9' 6" (3.61m x 2.90m)

En-Suite Shower Room

Bedroom Two

9' 1" x 7' 7" (2.77m x 2.31m)

Bedroom Three

7' 7" x 6' 0" (2.31m x 1.83m)

Family Bathroom

Outside

Enclosed sunny rear garden with patio seating area and garden area laid to AstroTurf. There is designated parking to rear of the property for 2 vehicles.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: B.

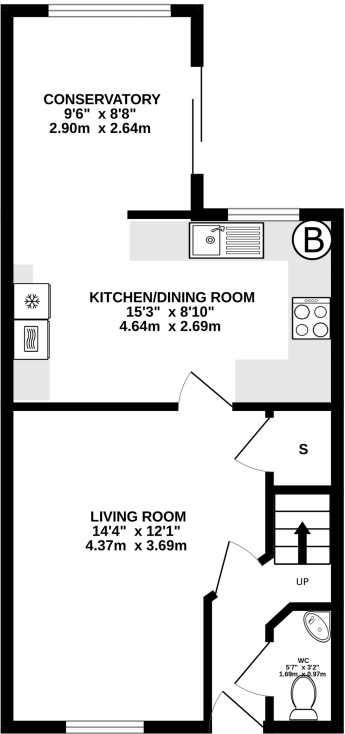
DIRECTIONS

To locate the property, follow Sat Nav EX39 3FX.

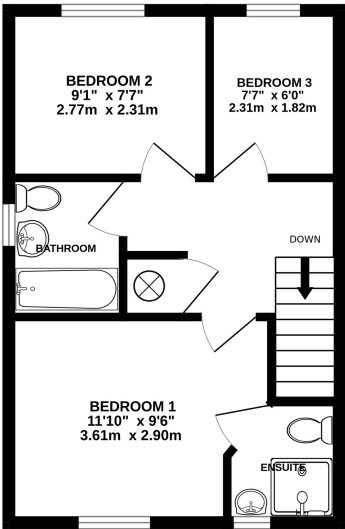
*At John Smale & Co we don't just sell houses!
Contact us now for information on all of our
other services including Auctions, Commercial
Property and Market leading independent
financial advice.*



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 809sq.ft. (75.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Any representation made by John Smale & Co Estate Agents, whether orally or in writing made in reference to these particulars, or prior to them being produced is believed to be correct, but its accuracy is not guaranteed, and it should not be relied on. Any areas, land plans, measurements, distance, or orientations are given in good faith but approximate only. The property, its services, appliances, fixtures, and fittings have not been surveyed or tested by John Smale & Co Estate Agents. Any reference to any property alterations is not a statement that any necessary planning, building regulations or other consent has been granted. The agents advise buyers to instruct their chosen solicitors, surveyors, or any other relevant property professionals to clarify any matters concerning the property.

