



**PLOT 17, 4 PENHAVEN COURT,
PARKHAM, EX39 5FP**

GUIDE £495,000

A luxury 4 bedroom, 2 en-suite, executive style detached house situated on a select development within this most sought after village, affording contemporary, high specification accommodation with landscaped garden, garage & off road parking.

The Penhaven Development is set in tranquil leafy surroundings within the popular Devon village of Parkham. Phase 1 is nearing completion, delivering 11 high specification executive homes offering high quality contemporary accommodation equipped for modern living.

The 4 bedrooms detached houses afford comfortable, spacious accommodation including quality kitchen/dining rooms opening onto level, landscaped gardens together with separate lounge and further reception which would make a great study or snug/TV room.

To the first floor, the landing leads off to 4 good sized bedrooms, 2 with large en-suites including double shower enclosures, together with a well appointed & spacious family bathroom.

Each property will have an internal finish of smooth off white walls & ceilings complimented by oak veneer doors together with fibre BT points and TV points to the lounge & master bedroom.

The kitchens will have the choice of high quality doors & worktops** together with premium integrated appliances and LED lighting. ** Subject to build stage

Bathrooms will comprise white sanitary wear and include chrome towel rails, thermostatic mixer shower and choice of premium wall coverings**. ** Subject to build stage

Externally, turfed gardens with stone patios exterior lighting & perimeter fencing.

General Features

- 10 Year Building Warranty
- Energy Efficient Air Source Heat Pump & providing central heating & underfloor heating
- uPVC Double Glazed Windows
- Multi-Point Security to all doors & windows
- Composite Front Doors

AGENTS NOTE: Penhaven is an active building site therefore all viewings are by appointment only.



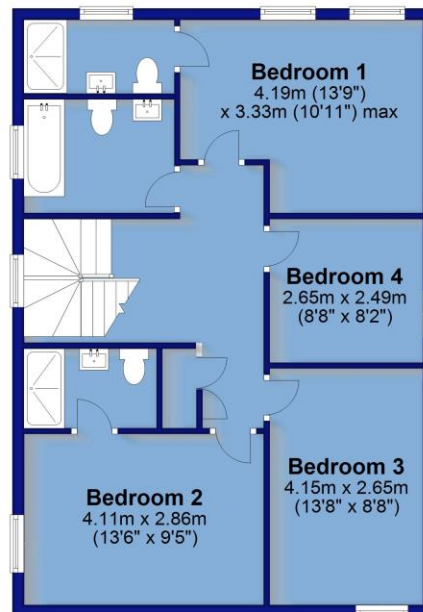
Ground Floor

Approx. 76.0 sq. metres (817.6 sq. feet)



First Floor

Approx. 69.0 sq. metres (743.1 sq. feet)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

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