

# Regency

ESTATE AGENTS



**BICTON RURAL. PLOTS 25, 26 & 36**

**FROM £234,950**

A stylish 2 bedroom terraced house in the new development of 'The Grange' by Devonshire Homes located on the rural edge of Bideford, benefiting from Gas Central Heating, uPVC double glazing and 2 allocated off road parking.

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A contemporary terrace of 2 bedroom properties on the edge of Bideford built with a traditional brick façade to sympathetically blend into its rural location.

On entering the property an entrance hall leads to a neat cloakroom with WC & basin to your left, whilst the contemporary kitchen to the right hand side comprises an array of wall & base units, stainless steel sink & drainer and integrated double electric oven with ceramic hob.

The 15'5 lounge/diner offers an adaptable living space with direct access to the beautifully landscaped garden via patio doors.

Stairs rise to the 2 good sized bedrooms with the main bathroom found nestled between the two, being well appointed with a bath, shower over & screen, WC & pedestal basin styled with Chrome fittings.

Outside, to the rear of the property you have a lovely garden accessed via patio doors, having been landscaped by St Johns Garden Centre.

The property also benefits from 2 allocated block paved parking spaces.

These properties come with a variety of luxury finishes to choose from to create a bespoke home from floor coverings, kitchen cabinets & tiling\*.

### General Features:

- 10 Year Building Warranty
- Landscaped gardens by St Johns Garden Centre
- Ideal Logic Combi boiler
- uPVC windows & doors
- Option to choose finishes to create a unique home\*

**AGENTS NOTE:** The Grange is an active building site therefore we would advise to arrange an appointment to visit.

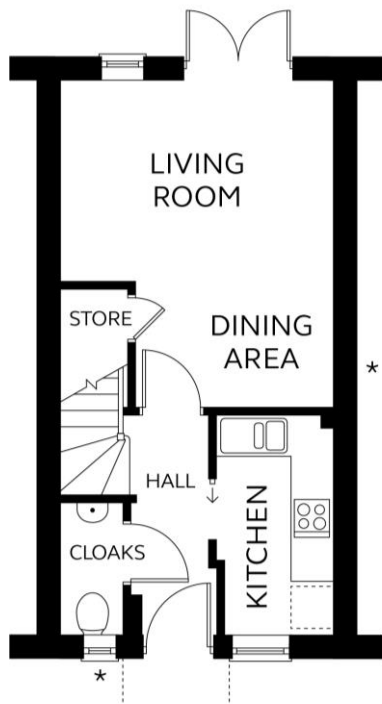
**The Grange, Manteo Way, Bideford, Devon, EX39 4PL**

\*Subject to build Stage

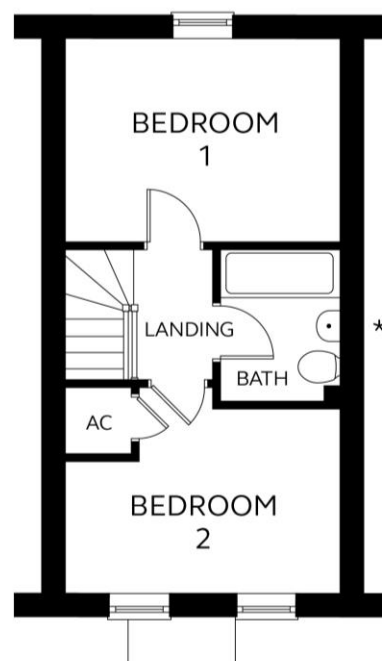
### ROOM DIMENSIONS:

Living/Dining 2.85 – 3.90m x 4.71m  
Kitchen 1.67m x 3.16m  
Cloakroom 0.90m x 1.90m  
Bedroom 13.90m x 2.92m  
Bedroom 2 3.90m x 1.90m – 2.65m  
Bathroom 1.72m x 2.21m

BICTON RURAL — GROUND FLOOR



BICTON RURAL — FIRST FLOOR



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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