

# Regency

ESTATE AGENTS



## BIDEFORD FORMAL. PLOTS 2, 218 & 223

FROM £284,950

A modern 3 bedroom semi-detached property situated on a new development on the edge of the Historic town of Bideford, offering contemporary accommodation including an open plan kitchen/diner and lounge with patio doors to a good sized rear garden. Benefitting from Gas Central Heating, uPVC double glazing and 2 off road parking spaces.

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The Bideford Formal offers a contemporary family floorplan designed with entertaining at its heart.

On entering the property you are welcomed by the hallway providing access to the ground floor accommodation, with a cloakroom by the front door with WC and wash basin, and essential for modern family life, as well as a useful store cupboard.

The property enjoys a combined kitchen/diner overlooking the front of the property, with the kitchen comprising a integrated fridge freezer, double electric oven with ceramic hob and stainless steel sink & drainer.

Continuing through the hall the spacious lounge can be found to the rear with patio doors opening on to the landscaped garden, landscaped by St Johns.

Stairs rise to find a master bedroom benefitting from built in wardrobes and an en-suite shower room comprising a shower cubicle, WC & wash basin. A further 2 good sized bedrooms can also be found on the first floor, along with the main bathroom comprising a white suite in the form of a bath with shower over & screen , chrome taps & fittings, WC and wash basin.

Stepping out the patio doors to the rear there is a textured slab patio together with lawn which provides a welcoming area to relax outside.

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

#### General Features:

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

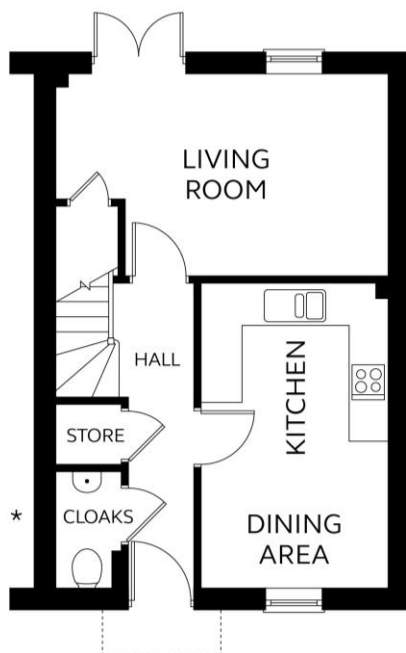
**AGENTS NOTE:** The Grange is an active building site therefore we would advise arranging an appointment before visiting.

**The Grange, Manteo Way, Bideford, Devon, EX394PL**

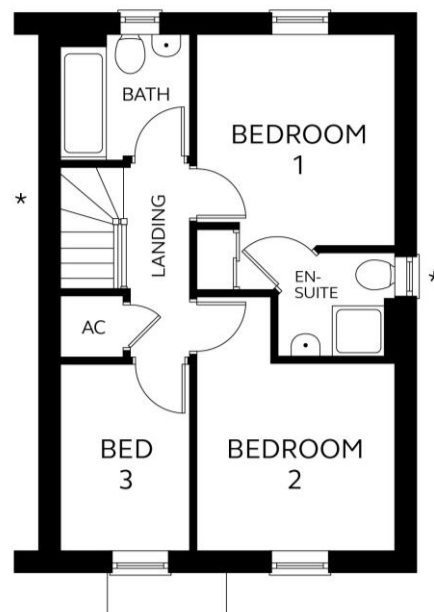
what3words: flitting.trusts.draining

\*subject to development stage.

BIDEFORD FORMAL — GROUND FLOOR



BIDEFORD FORMAL — 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.

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