

Regency

ESTATE AGENTS



DARTMOUTH. PLOT 35

£314,950

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 a large open plan kitchen/diner/lounge with patio doors to a good sized garden. Benefitting from Gas Central Heating, uPVC double glazing and allocated off road parking for two vehicles.

The Dartmouth is a quirky semi-detached property situated on a corner plot.

On entering the property you are welcomed by an open hallway flooded with light by a window on the stairs half landing. A downstairs cloakroom provides plumbing for a washing machine & space for a tumble dryer neatly tucked away from the main living space, along with a WC & wash basin.

A large open plan living area opens directly onto the garden, boasting an adaptable lounge/dining area with a well appointed fitted kitchen comprising an array of wall & base units, stainless steel sink & drainer, double electric over and ceramic hob.

Stairs climb to 3 good sized bedrooms, with the main bedroom boasting built in wardrobes and an en-suite comprising a double shower with low profile tray, WC & wash basin, whilst the family bathroom off the landing features a white suite finished with chrome fixtures.

Stepping out the patio doors to the rear of the property you discover a lovely, landscaped garden tapering away from the property, with a textured slab patio, lawn & shrubs by St Johns.

The property also benefits from 2 block paved parking spaces.

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*

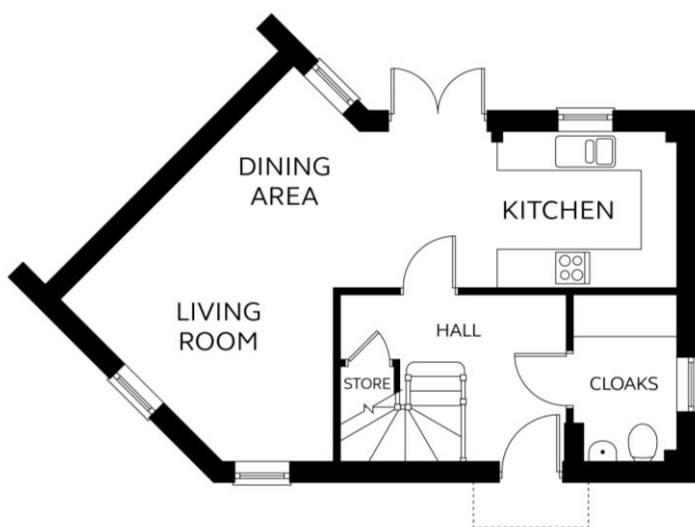
AGENTS NOTE: The Grange is an active building site therefore we would advise to arrange an appointment to visit.

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

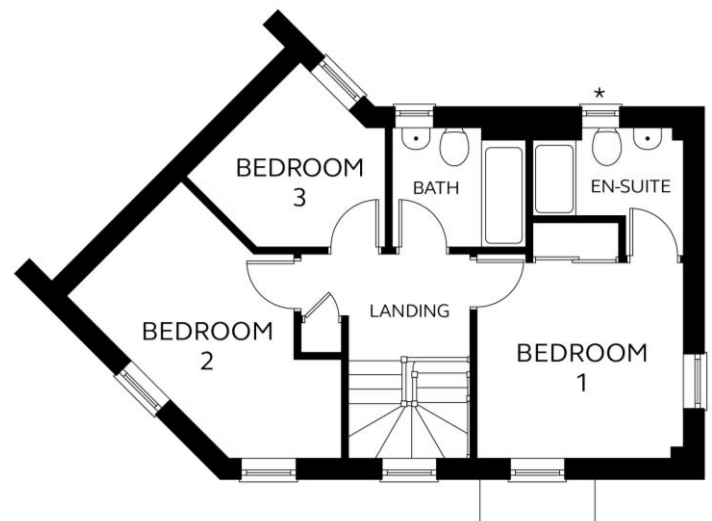
*Subject to build Stage



DARTMOUTH — GROUND FLOOR



DARTMOUTH — 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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