



40 PRIDHAM PLACE, BIDEFORD, EX39 3GA

£295,000

A five bedroom modern property situated in a convenient location on the outskirts of Bideford. The accommodation is arranged over three floors being very well presented and spacious with a large fully equipped kitchen/diner with double doors opening onto the rear garden and a private parking space to the side of the property.

Pridham Place is a popular residential area located close to the town centre, amenities and both primary and secondary schools are situated within easy access, making this an ideal location for raising a family.

No40 offers particularly spacious & versatile accommodation making this an excellent family home.

The quality of the property is soon evident as you step into the welcoming entrance hall which flows seamlessly through to the large kitchen/dining room, the light wood effect flooring provides a great connection throughout this space.

The lounge is a comfortable space with ample room for sofa's and overlooks the front of the property.

5 bedrooms are arranged over the first & second floors with 4 being double bedrooms as well as one benefiting from an en-suite whilst the family bathroom comprises a white suite with shower over the bath, there is also an additional shower room located on the second floor.

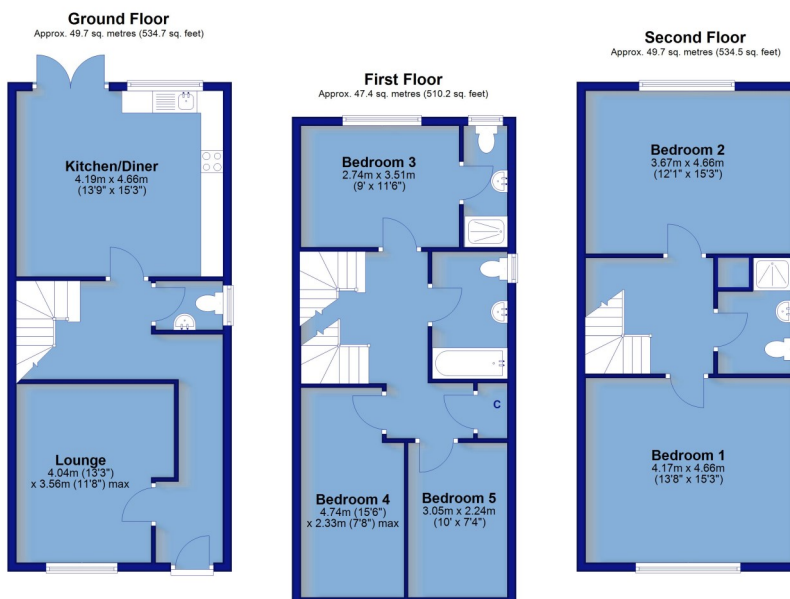
The attractive level rear garden includes patio & decked seating areas together with a lawn, with the garden being fully enclosed whilst gated access leads to the side of the property and the allocated parking space.

Services: All mains services are connected
Gas fired central heating via boiler.

Energy Performance Certificate: B (85)

Council Tax: BAND D (£2,525.02 per annum)

Note: Under Section 21 of the Estate Agents Act 1979, we declare that this property is owned by a relative of an employee of Regency Estate Agents.



Total area: approx. 146.7 sq. metres (1579.3 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.