



15 ARTHURS LEA, ABBOTSHAM, EX39 5AN

£415,000

A well presented modern four bedroom detached house, situated in a quiet residential cul-de-sac in the pretty, sought after village of Abbotsham approximately two miles from the town of Bideford, with utility, garage, and a low-maintenance garden.

Situated in a peaceful residential cul-de-sac in the idyllic and highly sought-after village of Abbotsham, this beautifully presented four-bedroom detached house offers modern living in a tranquil setting.

Built around 2009 as one of just 16 similar homes, the property boasts a high-specification finish throughout. The ground floor offers bright and spacious accommodation, including a stylish living room with a feature fireplace and electric coal-effect fire, complemented by a bay window that allows natural light to flood the space.

The dining room benefits from double doors leading out to the rear garden, while the contemporary kitchen is fitted with a range of eye-level and base units, overlit worktops, and integrated appliances. A separate utility room provides space for a washing machine and dryer, with access to a convenient cloakroom/WC.

Upstairs, the first-floor landing offers access to the loft and an airing cupboard. There are four generously proportioned bedrooms, including a spacious master suite with an en suite bathroom. A well-appointed family bathroom serves the remaining bedrooms.

Outside at the rear is a very pretty and easy to manage garden with open aspect, a patio area and large raised flowerbed, packed with a wide variety of established shrubs and flowering plants. At the side is a parking space for one car and there is an integral single garage.

The property is within walking distance of the village, its pub, village hall, primary school and the North Devon Coastal Path. Properties in this location prove to be in high demand and the agents would, therefore, advise an early internal inspection to avoid disappointment.

Services: All mains services are connected
Energy Performance Certificate: C (71)
Council Tax: BAND D (£2,427.59 per annum)



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.