



14 PINCOMBE ROAD, BIDEFORD, EX39 3FX

£299,950

A spacious and stylish 3-bedroom semi-detached home set over three floors, featuring countryside views, a private garden with studio outbuilding, garage, and driveway. Modern interiors, versatile layout, and a sought-after location make this an ideal move-in-ready family home.

Set within a sought-after modern development and enjoying sweeping countryside views, this beautifully maintained 3-bedroom semi-detached home offers the perfect mix of space, comfort, and versatility across three well-planned levels.

With a private driveway, single garage, and an attractively landscaped garden featuring a timber outbuilding currently styled as a bar, this home is perfect for both everyday living and entertaining guests.

The Ground Floor welcomes you with a bright Entrance Hall and a convenient downstairs WC. At the front, a flexible Reception Room offers multiple possibilities - whether you need a home office, dining area, or playroom, this adaptable space can be tailored to suit your lifestyle. To the rear, the modern Kitchen/Breakfast Room features sleek fitted units, integrated appliances, and French doors opening out to the garden, creating a bright and sociable hub for daily life.

On the First Floor, a generously sized Lounge overlooks the front of the home—an ideal space to relax and unwind. The Principal Bedroom is also located on this floor and benefits from dual windows showcasing countryside views, along with its own En-suite Shower Room.

This thoughtful layout keeps the main bedroom near the core living areas, offering practicality and peace of mind for families.

The Top Floor features two spacious double Bedrooms and a contemporary Family Bathroom—ideal for children, guests, or even a home studio setup.

Externally, the rear garden is designed for low-maintenance enjoyment, combining lawn and patio areas for year-round use. The timber outbuilding adds extra lifestyle appeal, especially for those who enjoy entertaining. A private driveway and Single Garage complete this impressive offering.

We are advised that the property is subject to an annual maintenance charge of approximately £250, covering the upkeep of the communal areas within the development.

Services: All mains services are connected

Energy Performance Certificate: B (84)

Council Tax: BAND C (£2,244.47 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.