

Regency

ESTATE AGENTS



13 PRIDHAM PLACE, BIDEFORD, EX39 3GA

£250,000

A superbly presented 3 bedroom modern semi-detached home, featuring a bright open-plan kitchen/dining room with French doors to a generous rear garden, stylish en-suite to the master bedroom, driveway parking for two vehicles and convenient access to schools and nearby local amenities.

regencyestateagents.com | info@regencyestateagents.com 01237 422433

This superbly presented 3 bedroom modern semi-detached house offers stylish, well-planned accommodation ideal for first-time buyers and young families alike.

Upon entering the property, the entrance hall leads through to a comfortable lounge positioned at the front of the home, providing a relaxing living space. To the rear, the heart of the home is a light, open & airy kitchen/dining room, fitted with a range of built-in appliances. French doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living – perfect for entertaining.

On the first floor, there are three bedrooms, including two well-proportioned doubles. The master bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a modern family bathroom comprising a white suite, tiled walls, and a shower over the bath.

Outside, the rear garden is a particularly generous feature of the property. A small patio area adjoins the house, ideal for outdoor seating, with steps leading up to a lawned garden that provides excellent space for children’s play, summer gatherings, and barbecues.

To the left-hand side of the property, a driveway offers tandem parking for two vehicles.

Services: All mains services are connected
Energy Performance Certificate: B (84)
Council Tax: BAND C (£2,244.47 per annum)
Service Charge: Arrangement currently ongoing



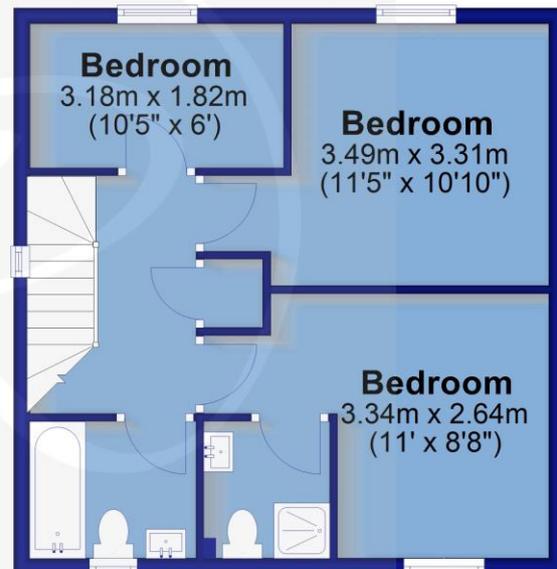
Ground Floor

Approx. 44.6 sq. metres (480.0 sq. feet)



First Floor

Approx. 43.9 sq. metres (472.4 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.