



10 Lower Abbots
Buckland Brewer, Bideford, EX39 5FH

Price Guide £385,000

A superb, high quality four-bedroom (one en suite) detached home built by renowned developers Pearce Homes. The house is loaded with fantastic extras and upgrades and boasts a stunning open-plan kitchen/diner/living space that opens with bi-folds to a south facing and private garden and patio - This stunning home is the envy of the quiet cul-de-sac.

Other features include: The majority of its 10-year NHBC warranty, double car garage, air source heat pump, fitted wardrobes in the main bedroom, additional plumbing in the understairs cupboard, oak kitchen worktops, doors and stairs, karndean flooring and quality carpets – upgraded kitchen from new including extra cupboard space, island unit, top of the range integrated appliances including single oven, large fridge, dishwasher, induction hob and bi-fold doors.

The village of Buckland Brewer has a population of about 600 which is likely to expand in coming years. It also has a primary school, church, chapel and lively community spirit centred around the village hall. There is also a community shop and historic thatched inn/restaurant. The towns of Bideford and Torrington are 6 miles away approximately and provide a good range of shops, amenities and facilities with the North Devon Link road being easily accessible within 3 miles.



Externally: The rear garden faces due south and is a lovely private space with a patio directly from the kitchen and lounge, with a raised lawn and access to the **DOUBLE GARAGE**.

Parking: Off road parking for 2/3 vehicles adjacent to the property and a double car garage – with power and lighting.

Tenure: Freehold

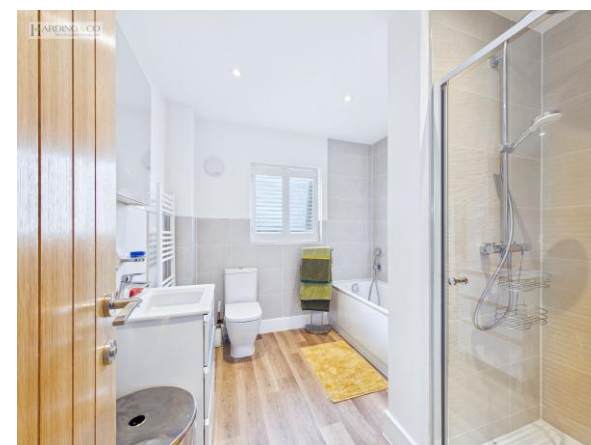
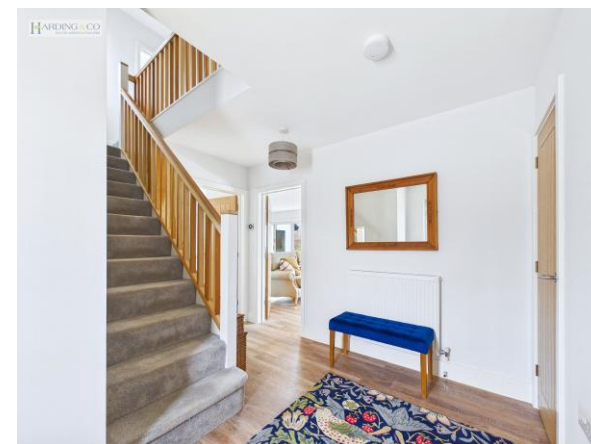
Services:

Mains electricity, Air Source Heat Pump, water and mains water and drainage.

Council Tax Band: D

Energy Performance Rating: High C

Directions: From Bideford proceed towards Torrington, upon reaching the mini roundabout take the first exit along New Road and take the 2nd right hand turning after approximately $\frac{3}{4}$ mile signposted to Littleham. Continue for a further 3 miles until reaching Hooper's Water (with telephone box on the right-hand side) and here turn left to Buckland Brewer is signposted. Continue to the village and through the main square, following the road on the left. With the Village Hall on your left, follow the road to the right and through Lower Abbots, No.10 is can be found on the left-hand side.





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Bideford, Devon EX39 2PF

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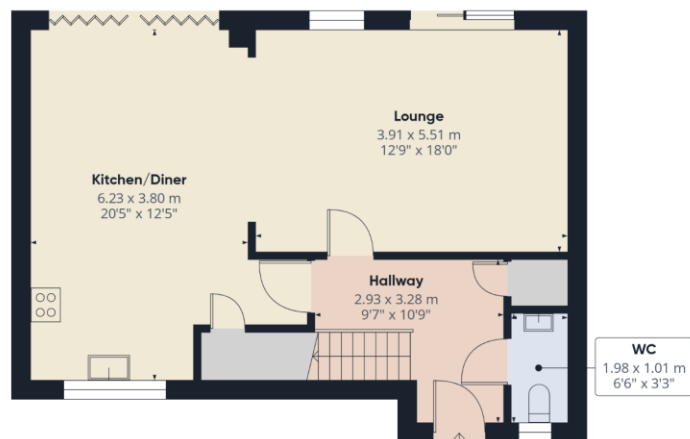
f: 01237 422722

e: bideford@hardingresidential.com

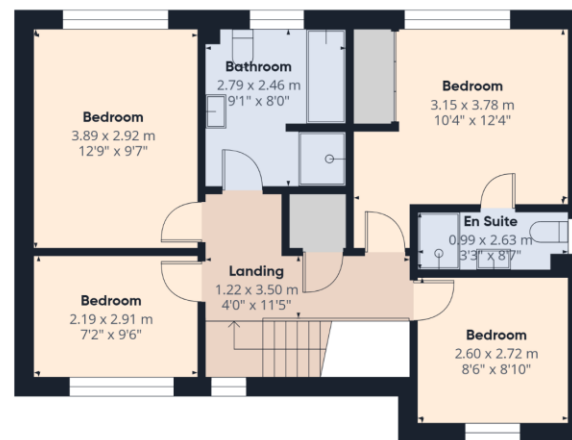
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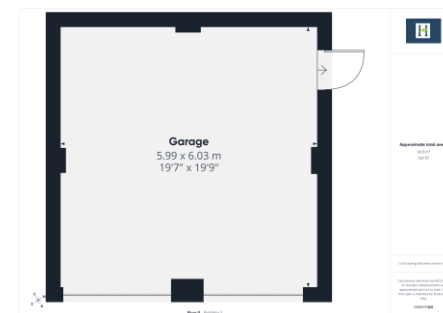
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Floor 0 Building 1



Floor 1 Building 1



Approximate total area¹
112.5 m²
1212 ft²

(1) Excluding balconies and terraces

MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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