



The Addlebrough, Plot 35



# The Addlebrough, Plot

Abbotsham Park, Clovelly Road, Bideford, EX39  
301  
Bideford Town Centre 2 miles Barnstaple 7 miles Instow 6 miles

The Addlebrough is a beautifully designed two bedroom home offering a modern layout perfect for couples, young families, or anyone looking for a practical and stylish space.

- 2 bedroom semi detached
- Open plan kitchen/dining area
- Separate living room
- Downstairs WC
- Family bathroom
- 3 storage cupboards
- 10 year warranty
- Freehold
- Council tax band TBC
- EPC TBC

Guide Price £237,995

## SITUATION

Welcome to Abbotsham Park – coastal living in a lovely riverside town. Explore the modern new houses for sale in Bideford Devon, including a choice of two, three and four bedroom homes. Nestled between the North Devon National Landscape and the Hartland Devon Heritage Coast, Abbotsham Park is just minutes from the sea. Designed for modern life, each home comes with quality finishes and energy-saving features.



## DESCRIPTION

The Addlebrough features a bright open plan kitchen/dining room with French doors leading into the garden and a large, spacious front-aspect living room. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. With plenty of storage cupboards too, this house is perfect for first-time buyers and young professionals.

## OUTSIDE

This home benefits from 2 parking spaces and private rear garden.

## AGENT NOTES

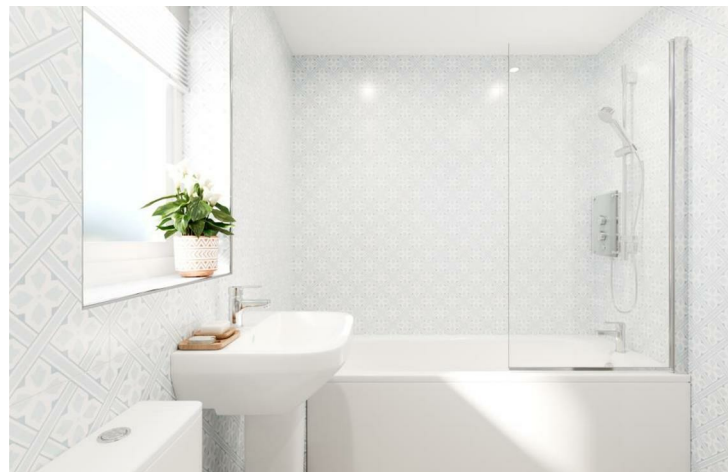
Annual service charge will be payable. Some images may be CGI. Internal photos are provided to illustrate the high-quality finish and are taken from a similar property.

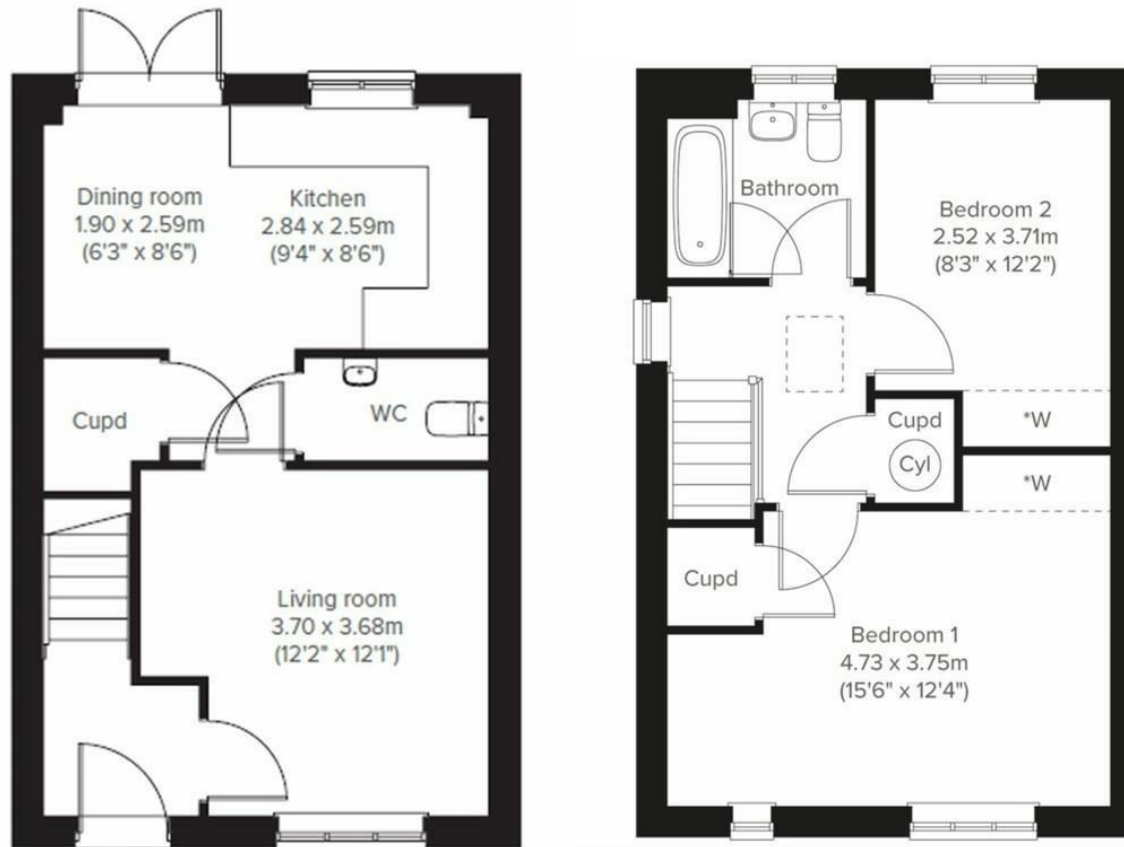
## VIEWINGS

Please call the Stags Bideford office on 01237 425030.

## DIRECTIONS

Abbotsham Park is situated off the A39 Atlantic Highway, on Clovelly Road.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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