



---

Plot 67 Abbotsham Park

Plot 67 Abbotsham Park, Clovelly Road, Bideford, EX39 3QU



Bideford Town Centre 1.8 miles Barnstaple  
7 miles Instow 6.1 miles

The Brampton is a generously-proportioned detached family home based at Abbotsham Park in a stunning riverside location and close to Affinity Devon retail outlet.

- 4 Bedroom Detached House
- Open Plan Kitchen/Dining Room
- Separate Living Room
- Utility Room
- Ensuite to Master Bedroom
- Parking & Single Garage
- Heat Pump
- Close to a Good Range of Local Amenities
- Freehold
- Council Tax TBC

Guide Price £375,000



### SITUATION

One of the most popular areas in Bideford, popular due to its close proximity to the historic port and town centre and Affinity Retail and Leisure complex, all within walking distance. The historic port and market town of Bideford sits on the banks of the River Torridge and offers a wide range of facilities which are all within walking distance, including various shops, butchers, pubs and restaurants. The property is short walk away from the historic pannier market; a pretty covered former market building built in 1884 and today houses cafe's, coffee shops, boutique and craft stalls, independent shops and stalls.

Bideford has schooling for all ages (public and private), five supermarkets, places of worship and large public park. The nearby shopping outlet 'Affinity' offers a fantastic range of retail and leisure facilities including World of Wonder children's soft play and outlet shopping stores including to name a few; Crew, Clarks, Starbucks and Costa. From Bideford, there is also access to the Tarka Trail which affords superb walks and cycle rides that extend beyond Torrington and Barnstaple, passing the beach at Instow (around 3 miles away).

The renowned coastal town of Westward Ho! is also nearby, which benefits from a three mile long safe and sandy beach which adjoins Northam Burrows Country Park and The Royal North Devon Golf Course. The regional centre of Barnstaple offers all of the areas main business, shopping and commercial venues and can be reached by car in around 15 minutes.

### DESCRIPTION

Family life works really well in this easy-to-live-in detached four-bedroom new home. The Brampton has the flexibility of open-plan space as well as separate private space. The main living area, with kitchen, dining and relaxed family zones, is at the heart of this home, while the living room and study give you all the opportunity to take a break and have some quiet time when you need it.

Generously-proportioned detached family home. Open plan kitchen/diner/family room with French doors to the garden. Front-aspect living room, ground floor study, utility with outside access, downstairs WC. Bedroom 1 with en suite. Energy efficient.

### ROOM DIMENSIONS

Ground Floor:

Family - 3.0 x 3.23 metre

Kitchen - 2.75 x 3.39 metre

Dining room - 3.55 x 2.07 metre

Living room - 3.15 x 3.94 metre

Study - 2.36 x 1.77 metre

First Floor:

Bedroom One - 2.8 x 4.08 metre

Bedroom Two - 2.7 x 4.25 metre

Bedroom Three - 2.11 x 2.99 metre

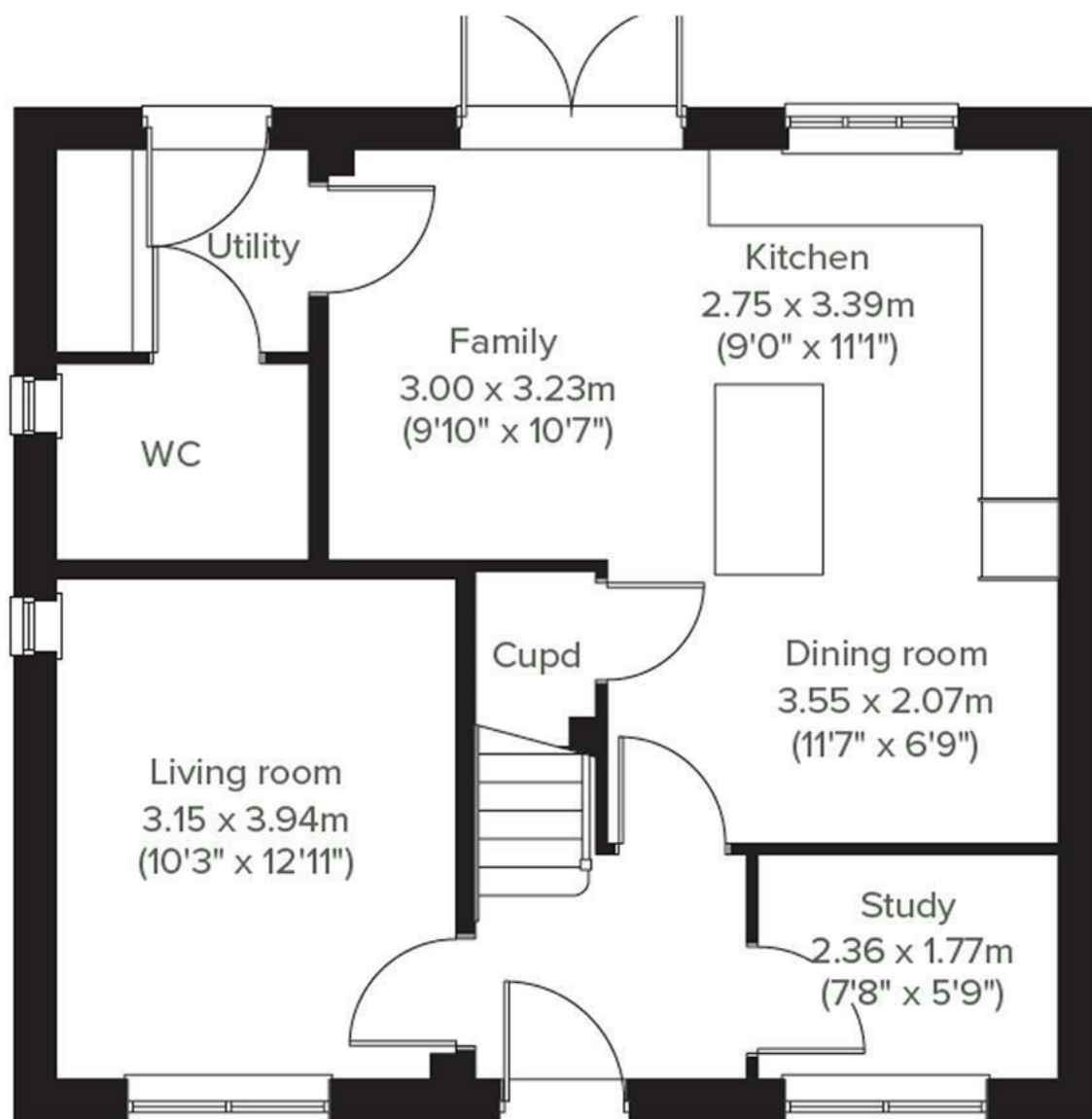
Bedroom Four - 2.78 x 3.16 metre

### ADDITIONAL INFORMATION

CALL STAGS FOR FURTHER INFORMATION!







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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon, EX39 2HW

01237 425030

bideford@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London