



The Whinfell, Plot 93



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Abbotsham Park, Clovelly Road, Bideford, EX39  
3011  
Bideford Town Centre 2 miles Barnstaple 7 miles Instow 6 miles

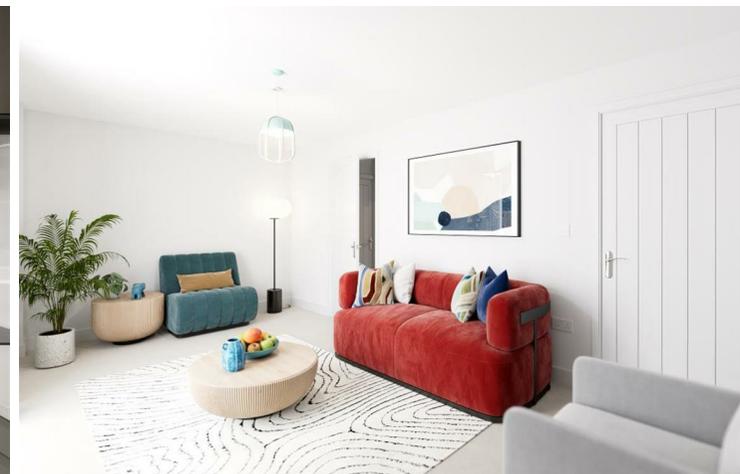
The Whinfell, a 4 bedroom semi detached home offers a bright and spacious layout designed with family living in mind, combining flexible rooms with contemporary finishes throughout.

- 4 bedroom semi detached
- Flexible living over 3 floors
- Open plan kitchen/dining area
- Downstairs WC
- Ensuite
- Single garage and parking for 2 cars
- 10 year warranty
- Freehold
- Council tax band TBC
- EPC TBC

Guide Price £320,000

## 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

This four-bedroom family home gives someone the treat of a private bedroom suite up on the second floor. The living space on the ground floor is all about the living room – a spacious room with French doors to your garden. The Whinfell gives you smart townhouse living with an easy-going, family-friendly design spread out over three floors.

## OUTSIDE

This home benefits from parking for 2 cars, single garage 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. Plot 93 also benefits from integrated appliances.

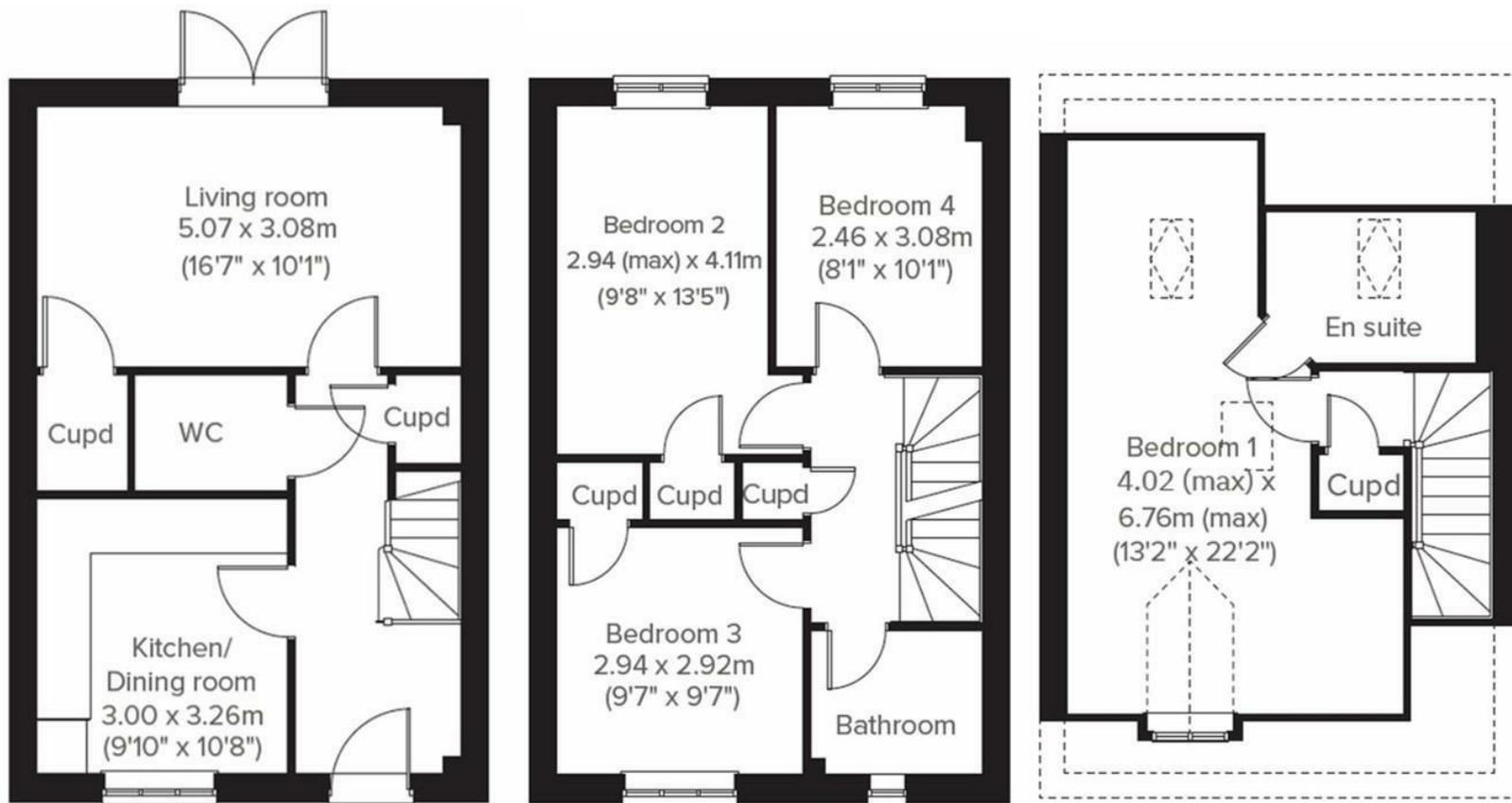
## VIEWINGS

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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