

**14 Daddon Close, Bideford, EX39 3FZ**  
**£257,250**

A modern and immaculately presented home with no onward chain, two off-road parking spaces, and the remainder of an NHBC warranty, situated in a popular residential location.

## Description

Built in 2020 by the renowned developer Persimmon Homes, this impressive property at 14 Daddon Close is presented in immaculate condition and is offered with no onward chain. Benefiting from the remainder of an NHBC warranty, the home offers peace of mind and modern living at its finest, along with the added advantage of two off-road parking spaces.

The ground floor boasts a bright and spacious lounge, positioned at the front of the property, providing a cosy and welcoming space. A door leads through to the stylish kitchen/diner, which has been beautifully finished with polished tiled flooring, modern cabinetry, and wood-effect roll-edged worktops, complemented by a sleek metro tile splashback. The kitchen comes fully equipped with an integrated electric oven, induction hob, and extractor hood. French doors open directly onto a two-tiered, low maintenance rear garden – a perfect spot for relaxing or entertaining.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a contemporary family bathroom. The master bedroom enjoys the added luxury of an en-suite shower room, while the family bathroom features a modern white suite, including a panelled bath with shower over, pedestal basin, and WC.

This turn-key home is ideal for those seeking a move-in-ready property with modern finishes, excellent parking, and outdoor space – all within a popular residential location.

## Lounge 12'1" x 14'3" (3.7 x 4.36)



## Kitchen / Diner 8'9" x 15'2" (2.68 x 4.64)



## Bedroom 1 9'6" x 11'8" (2.91 x 3.58)



## Ensuite



## Bedroom 2 7'7" x 9'1" (2.32 x 2.79)



## Bathroom



## Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. 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 important matters which are likely to affect your decision to buy, please contact us before viewing the property.

## Bedroom 3 7'7" x 5'10" (2.32 x 1.80)



## Garden



## Information

Age - 2020

Tenure - Freehold

Heating - Gas central heating

Drainage - Mains

Windows - UPVC double glazed throughout

Council Tax - Tax band C

EPC Rating - Current B 81 - Potential A 94

Nearest Primary School - St Helen's Church of England School (0.46 miles)

Nearest Secondary School - Bideford College (1.05 miles)

Seller's position - No onward chain

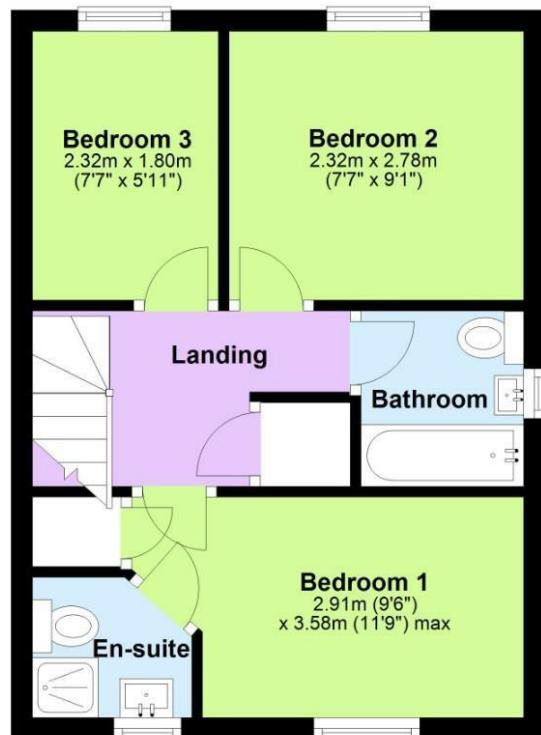
Service Charge - £243.25 per annum

## Floor Plan

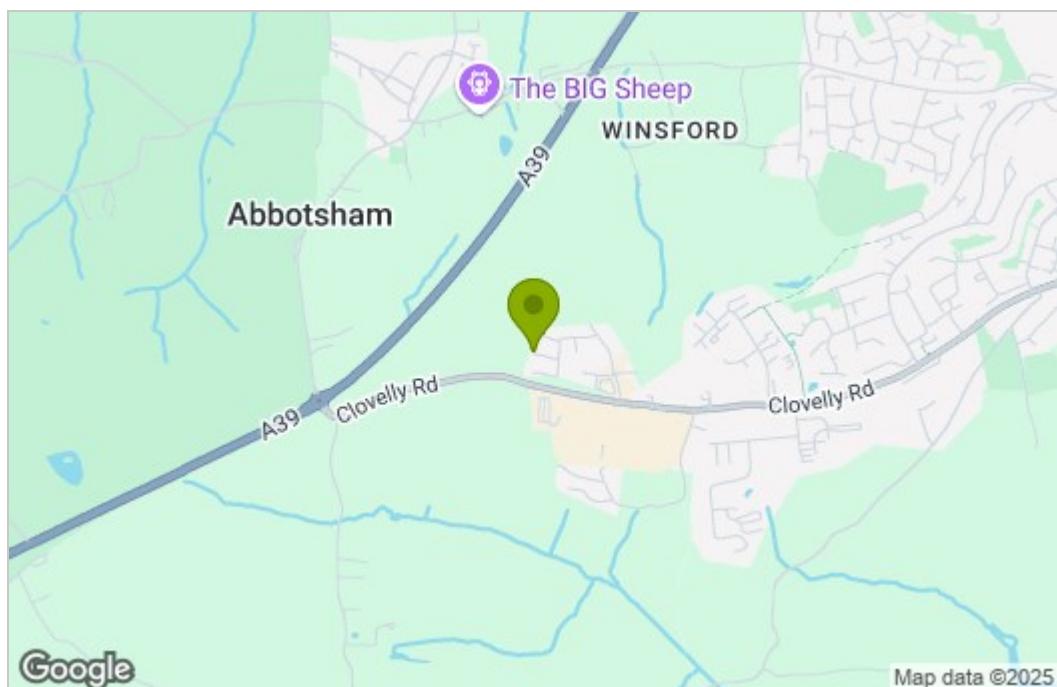
### Ground Floor



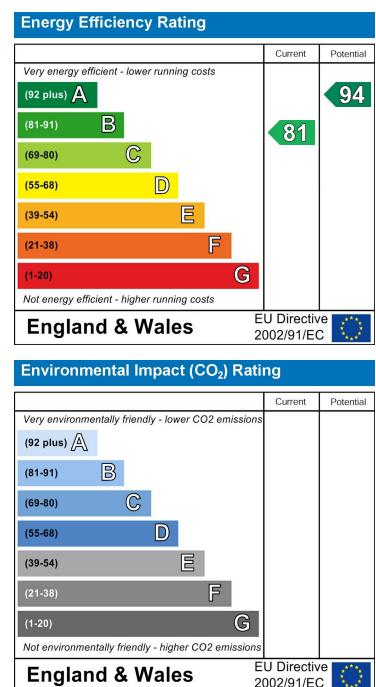
### First Floor



### Area Map



### Energy Efficiency Graph



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