



£260,000

10 Daddon Close, Bideford, Devon, EX39 3FZ

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Description

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This excellent first time buy or family home is immaculately presented throughout. Stepping through the composite front door you are greeted with a light and airy entrance hall which has the downstairs WC to the right with low level WC and basin. The lounge is to the left which a spacious and welcoming room with large window to the front and modern grey carpets with neutral decor. Beyond the lounge is the modern fitted and neutrally decorated kitchen complete with integrated oven, hob and extractor.

Upon the first floor there are 3 bedrooms, with the master having a modern shower ensuite room. The bathroom is partially tiled with modern tiling, low level WC and hand basin.

To the rear is a spacious, low maintenance, sloping garden upon 2 levels with the higher level being partially slabbed, perfect for entertaining through the summer months.

Agent Note: Property owner is currently going through the probate process and completion can't take place until probate is granted.

Agent Note: Premier Guarantee supply the new build warranty which expires in 18th March 2030.

Agent Note: Site Management Company is Blenheims.

Lounge

14'4" x 12'1" (4.37 x 3.70)

Kitchen

8'9" x 15'2" (2.68 x 4.64)

Bedroom 1

9'6" x 11'8" (2.91 x 3.56)

Ensuite

Bedroom 2

7'7" x 9'2" (2.33 x 2.80)

Bedroom 3

7'7" x 5'10" (2.33 x 1.80)

Bathroom

Consumer Protection and Unfair Trading Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements

While we endeavour to make our particulars accurate and reliable all measurements are approximate and should not be relied upon.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

