



**Sunny Corner , Bideford, EX39 5PG**

**£280,000**

Set in the heart of Parkham, this well-presented three-bedroom semi-detached home offers bright, versatile living across three floors, a low-maintenance courtyard garden and convenient access to the North Devon coast.

## Description

Set in a quiet spot in the centre of the sought-after village of Parkham, Sunny Corner is an attractive and well-maintained three-bedroom semi-detached home offering light, comfortable living spaces and a secure walled courtyard garden. With the North Devon coastline easily accessible, this property will appeal to families, those looking for a holiday retreat, or buyers wanting a calm village setting.

The ground floor features an inviting entrance hall with a cloakroom and stairs to the upper floors. The generous sitting room leads through French doors into a bright conservatory, providing a superb additional living area for relaxing or entertaining. The modern kitchen offers a good range of units, integrated appliances and plenty of work surface space.

On the first floor, you will find two light and spacious double bedrooms. Bedroom 2 overlooks the front, while Bedroom 3 enjoys rear views. A contemporary family bathroom with a bath and shower over completes this level.

The top floor is dedicated entirely to the principal bedroom. Bedroom 1 benefits from a generous layout and its own en-suite shower room, creating a private and comfortable suite.

Outside – The rear courtyard garden, accessed via the conservatory, is perfect for outdoor dining and designed for easy maintenance. The property also comes with allocated parking, and additional on-street parking is usually available close by.

Sitting Room 16'9" x 10'7" (5.12 x 3.25)

Kitchen 10'4" x 8'8" (3.17 x 2.65)

Conservatory 14'4" x 8'8" (4.39 x 2.65)

Bedroom 1 14'4" x 13'5" (4.37 x 4.09)

Ensuite

Bedroom 2 10'6" x 8'8" (3.22 x 2.65)

Bedroom 3 10'6" x 8'8" (3.22 x 2.65)

Bathroom

Garden

## Property Information

Tenure - Freehold

Heating - Oil Fired Central Heating

Drainage - Mains

Windows - UPVC double glazing throughout

Council Tax - Tax band B

EPC Rating - C 70 - Potential to be B 84

Nearest Primary Schools - Parkham Primary 0.28m

Nearest Secondary School - Atlantic Academy

2.18m

Nearest Bus Stop - Parkham Primary School - 0.28m

Seller's position - Looking to buy onward

## Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £1100 - £1200pcm, subject to any required works and compliance with legal obligations (accurate as of September 2025). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

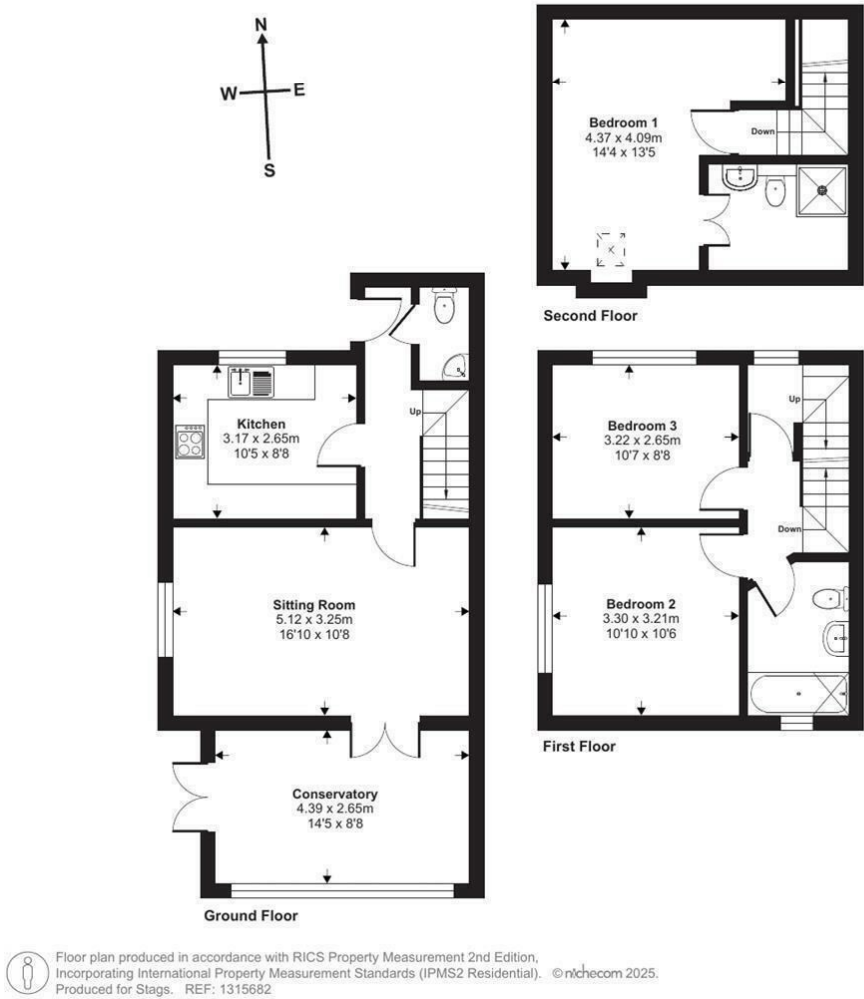
## Note

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.



Floor Plan

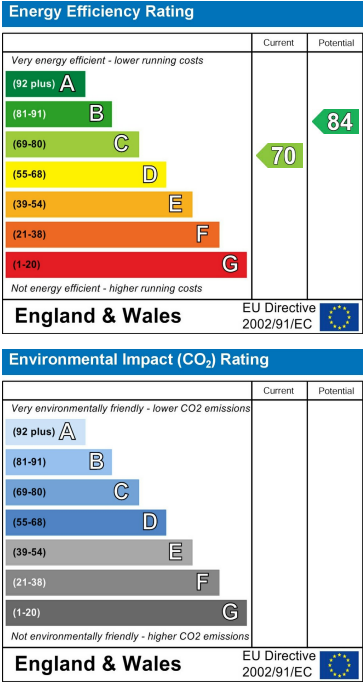
Approximate Area = 1072 sq ft / 99.5 sq m  
For identification only - Not to scale



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.