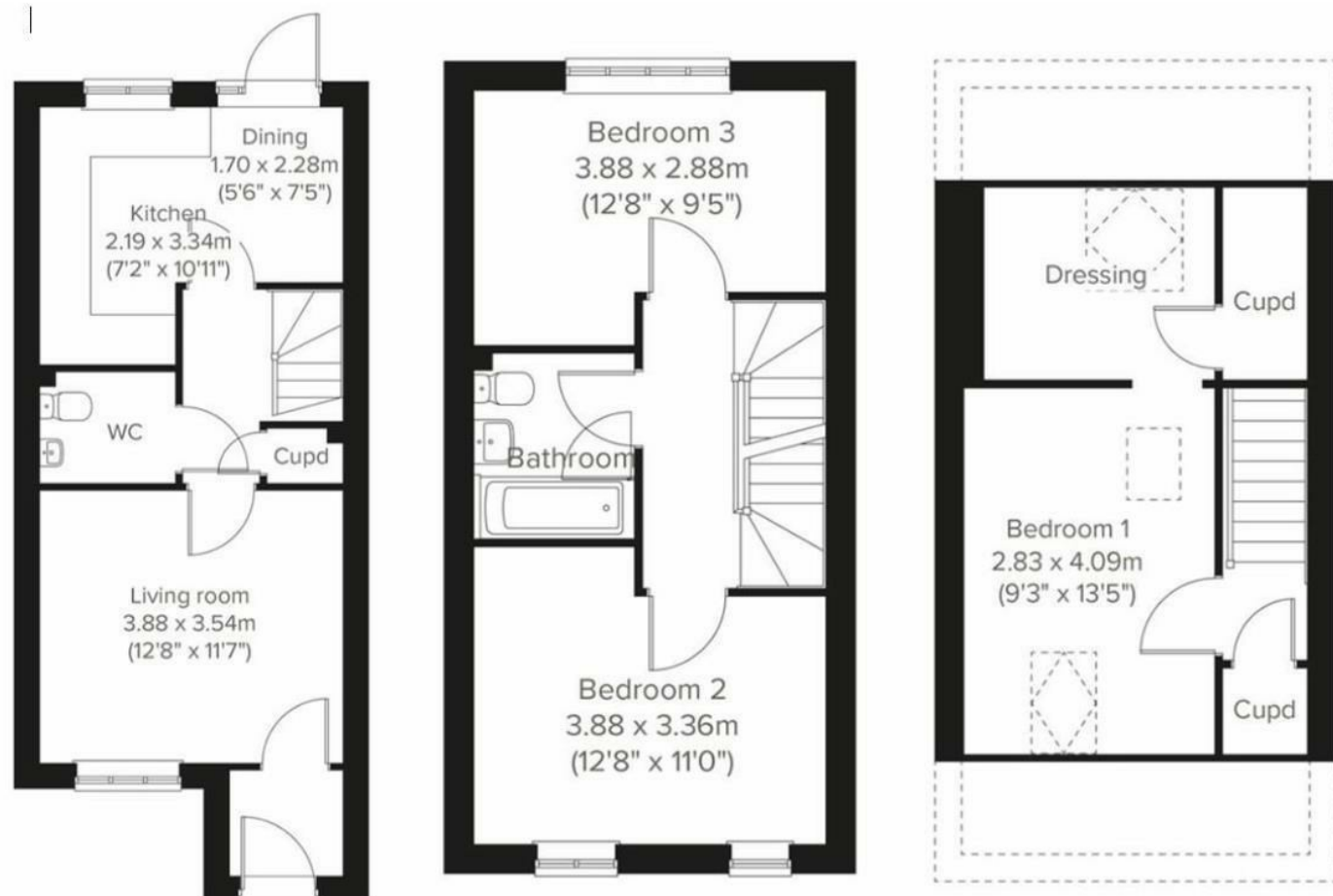




## 3 Bed House - Terraced

Plot 37, The Branton Abbotsham Park, Clovelly Road, Bideford,  
EX20 2QJ

- Three Bedrooms
- Garden

- Mid-Terraced
- Parking For Two

- Arranged Over Three Storeys
- Close To Town And Coast

Guide Price  
**£259,995**

## Directions

Driving over the Torridge 'new' bridge onto the Stone Henge roundabout proceed straight across onto the Atlantic Highway (A39). Follow this road, passing a set of lights until you reach a further roundabout. Keep in the left lane and take the first exit onto Clovelly Road. Follow the road for about 400 yards and the site turning is on your left. Proceed into the site taking a left turning into the show home car park.

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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Room list:

## Overview

The Braunton is an attractive three-bedroom, three-storey home, thoughtfully designed with modern family living in mind. Offering a bright and spacious layout with contemporary finishes throughout, this versatile home features a generous top-floor bedroom that could be used as a luxurious principal suite, a teenager's retreat, a playroom or an additional living space. The property also benefits from a private rear garden and two allocated parking spaces.

Situated at Abbotsham Park, this exciting new development enjoys an enviable location in the riverside town of Bideford, nestled between the North Devon National Landscape and the Hartland Devon Heritage Coast, just minutes from the sea. Designed for modern lifestyles, each home combines quality finishes with energy-efficient features.

The property is Freehold, with an annual service charge payable. The Council Tax Band and EPC rating are to be confirmed. Please note that some images may be computer-generated (CGI), and internal photographs are taken from a similar property to demonstrate the high standard of finish.

## Outside

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Bideford  
branch on  
01237 879797