



## Arthurs Lea, Abbotsham

Offers In Region Of £430,000

4 Bedrooms

2 Bathroom

EPC C

- Detached Family Home
- No Chain
- Spacious Lounge/Diner
- Master Bedroom with Ensuite
- Garage & Off Road Parking
- Immaculate Presentation
- Desirable Village Location
- Log Burner
- Viewing Recommended

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## Arthurs Lea, Abbotsham

EX39 5AN

We are delighted to offer this spacious family home enjoying a convenient position within the ever-popular village of Abbotsham. Offering immaculate presentation throughout, the ground floor comprises of a generous sized lounge/diner, an additional snug, kitchen/breakfast room, utility and a WC. The first floor boasts four good sized bedrooms one with ensuite and one family bathroom. Outside the property provides off-road parking and a single garage, the garden wraps around the property and offers a private and low maintenance garden.



## GROUND FLOOR

**HALLWAY** Welcomes you into the home.

### **LOUNGE/DINER 24' 3" x 13' 11" (7.40m x 4.25m)**

This spacious open plan lounge/diner is perfect for entertaining, with the addition of a log burner creating a real focal point in the lounge. Also benefiting from bi-fold doors that open out to the rear garden and lead straight onto the decked area.

### **SNUG 11' 0" x 8' 5" (3.37m x 2.59m)**

An additional snug living room which also offers access to the rear garden via French doors.



### **KITCHEN/BREAKFAST ROOM 11' 5" x 8' 9" (3.48m x 2.67m)**

The kitchen is equipped with matching hand and eye level units including an integrated microwave, electric hob, oven, fridge/freezer and a dishwasher.

**UTILITY ROOM** Matching hand and eye level gloss units with undercounter plumbing for white goods.

## FIRST FLOOR

### **BEDROOM FOUR 9' 5" x 8' 11" (2.89m x 2.73m)**

Generous sized single bedroom which overlooks the rear garden.



### **BEDROOM THREE 11' 6" x 9' 5" (3.53m x 2.89m)**

A further good sized double bedroom.

### **BEDROOM TWO 12' 0" x 11' 11" (3.67m x 3.64m)**

Generous sized double bedroom.

**BATHROOM** Comprising of a bath, wash hand basin and low level WC.

### **BEDROOM ONE 12' 11" x 10' 7" (3.96m x 3.25m)**

The master bedroom benefits from built in wardrobes and an ensuite.

**ENSUITE** Comprising of a shower cubicle, wash hand basin, heated towel rail and low level WC.

**OUTSIDE** The property is approached via a shared driveway and has off road parking for multiple cars. The rear garden wraps around the property and offers a decked seating area, bordered by lawn and follows onto a paved area to the side of the property which is suitable for additional seating.

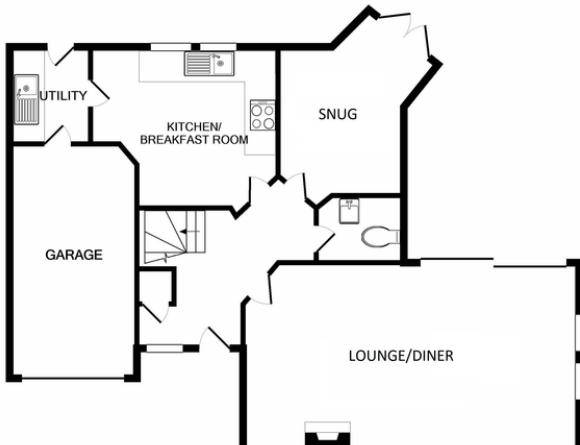


### **GARAGE 18' 9" x 8' 10" (5.72m x 2.70m)**

With up and over door, light and power.

**VIEWINGS** Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998





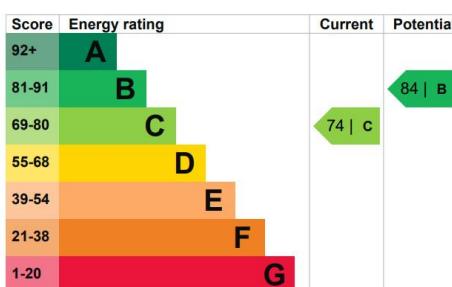
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy performance certificate (EPC)



Tenure: Freehold

Local Authority: Torridge District Council, Riverbank House, Bideford, EX39 2QG. Tel: 01237 428700.

Council Tax: To Follow.

Services: All Mains Services Connected. Gas Central Heating.

### Directions

From our office, proceed along the quay and turn into the High Street. Continue to the top of the hill and turn left. Take the next turning right into Abbotsham Road and proceed without deviation for approx 1.5miles passing Bideford College and The Big Sheep. At the next junction turn right, and after a short distance turn right again. Arthurs Lea will be found on the right, enter the cul-de-sac and the property will be in the top right corner.

**IMPORTANT NOTICE** - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, services charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. EPCs can be viewed in full via [morrisandbott.co.uk](http://morrisandbott.co.uk), as and when they are made available by the property owner.