



Iris Design, Ackland Close

Asking Price Of £195,000

 3 Bedrooms

 1 Bathroom

 EPC TBC

- Ready to Occupy
- Must See
- Individual Design
- Brand New Homes
- Off Road Parking
- No Chain
- 10 Year Build Warranty
- Enclosed Garden
- Help To Buy Registered

T: 01237 459 998
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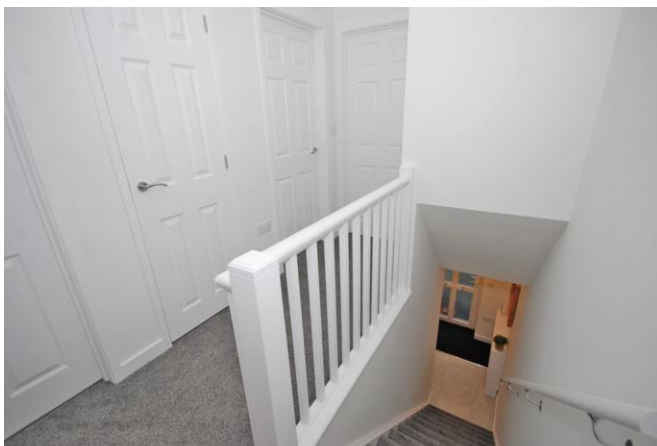
PrimeLocation
Find the home you deserve

Phase Three,

Off Meddon Street EX39 2EW

2020 Launch for this individual design on this popular New Build development

Morris and Bott are delighted to offer the exciting final phase of 11 homes at Ackland Close. The Iris, 'One of a kind', is a charming three bed family home that has been designed to utilise the space with modern clean lines and a crisp finish. Just a stones throw from town yet with the added benefit of allocated parking these homes would appeal to first time buyers, families and investors alike.



GROUND FLOOR

KITCHEN/DINER 14' 0" x 10' 3" (4.29m x 3.14m) max

Fitted with a range of matching floor and eye level units with integrated electric oven and hob with extractor over. There is ample space for a dining table and undercounter plumbing and storage for white goods.

LOUNGE 14' 0" x 10' 3" (4.29m x 3.14m) max

This good size social space is ideal for both entertaining or simply kicking back and relaxing. French doors opening out onto the rear garden.

CLOAKROOM With low level WC and wash hand basin.

FIRST FLOOR

BEDROOM ONE 14' 0" x 10' 3" (4.29m x 3.14m)

Double bedroom with a south facing aspect.

BEDROOM TWO 11' 2" x 6' 8" (3.41m x 2.05m)

Further good size bedroom.

BEDROOM THREE 7' 4" x 6' 11" (2.25m x 2.12m)

Further bedroom with handy built in storage cupboard.

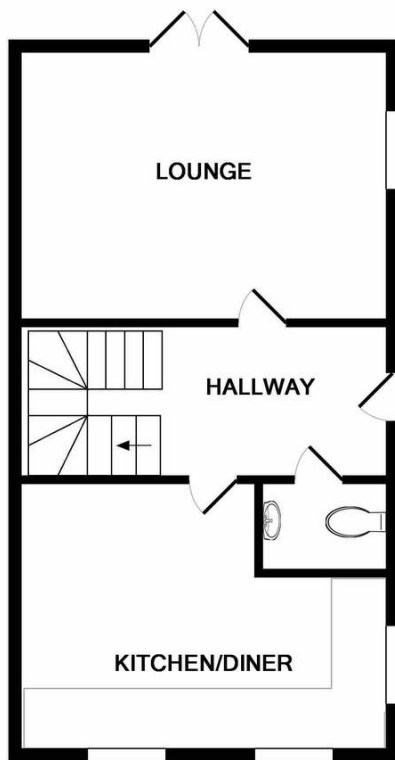
FAMILY BATHROOM Fitted with a modern white suite comprising of a bath with shower over, low level WC and wash hand basin.

OUTSIDE To the front of the home is the allocated parking space with additional visitors spaces available. To the rear of the home is an enclosed low maintenance garden laid to gravel, allowing for maximum enjoyment and minimal effort.

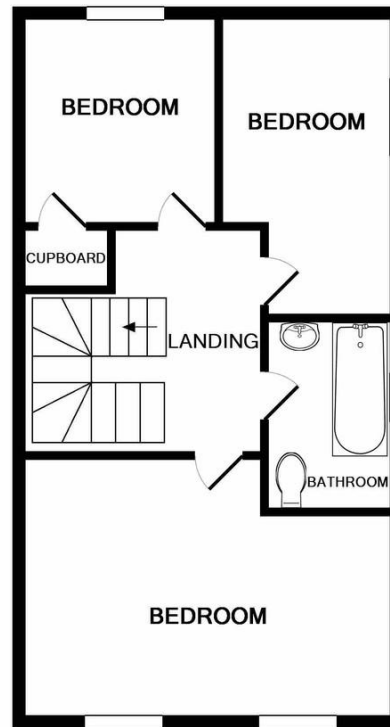
AGENTS NOTE Please note that the internal images are taken from another design property within the development and are to be used for illustrative purposes only.

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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Tenure: Freehold

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

Council Tax: To Follow.

Services: All Mains Services Connected

Directions

From our office on Bideford Quay continue along the quay towards Torrington, passing the Police Station on your right. At the roundabout take the second exit onto Meddon Street. Continue up Meddon Street until you reach the sign for Ackland Close on your left hand side.

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, as and when they are made available by the property owner.

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