



73 Richmond Park, Northam, Bideford, EX39 1ES

Guide Price £359,950

- No Chain!
- Level Walk To The Beach and Golf Club
- Garage and Off Street Parking
- Sought After Location
- Spacious Lounge/Dining Room
- Huge Potential
- Generous Plot
- Some Updating May Be Required
- Distant Sea Views From Lounge



# 73 Richmond Park, Northam

Just a short stroll from Westward Ho!'s glorious sandy beach, we are delighted to offer this spacious and individual 3 bedroom detached bungalow within this much sought after residential location. The property itself offers spacious and adaptable accommodation along with a delightful rear garden, garage and off-road parking and is within a short walk to the local shops, golf course and bus stop. The bungalow offers a wonderful opportunity to those seeking a property on which to put their own mark and is available with no onward chain.



Council Tax Band: D





### Entrance porch

Entrance porch into:

### Hallway

This inviting space welcomes you into the home and provides built in cupboard space.

### Lounge/Dining Room

21'9" x 13'1"

A spacious light and airy lounge/dining room, enjoying an outlook to the front with distant sea views.

### Kitchen

10'9" x 7'5"

Well fitted kitchen with a range of work surfaces comprising a stainless steel sink and drainer unit with drawers and cupboards below and matching wall units over. Space and plumbing for a washing machine, oven and fridge. Also leading to a handy storage area equipped with power.

### Storage Area

7'3" x 2'8"

A handy storage area which gives access to the front and side of the property.

### Bedroom 1

12'11" x 10'5"

Spacious double bedroom overlooking the rear garden, with built in wardrobes.

### Bedroom 2

10'5" x 9'4"

A further good size double bedroom overlooking the rear garden, with built in wardrobes.

### Bedroom 3

10'4" x 6'11"

A good sized single bedroom, with built in wardrobe.

### Bathroom

A two piece suite, comprising a bath and hand wash basin.

### WC

low level WC.

### Garage

15'11" x 8'0"

With up and over door with light and power connected.

### Outside

The property benefits from a long driveway with off road parking for a number of cars. The gardens are predominantly level, with a selection of established trees and bushes. The rear garden is mainly laid with patio and lawn and is a real feature of the home and a gardener's

delight as it is a blank canvas for someone to put their own stamp on it. The rear garden also offers a handy additional garden storage area which has power.

### Services

Electric and mains water. Hot air and electric central heating which has been recently serviced.

### Viewings

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



## Directions

From our office, proceed North along the Quay towards Northam. At Heywood roundabout, continue straight ahead and continue towards Northam. Pass the Durrant Hotel and turning to Churchill Way and at the brow of the hill, turn right into Fore Street. At the bottom of the hill turn right and bear immediately left into Sandymere Road. Continue down the hill and take the third left into Richmond Park, take the first right and number 73 will then be found after a short distance on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

