



19 Morwenna Park Road, Northam, Bideford, EX39 1EQ

Price Guide £249,000

- Sought After Village Location
- Ideal Family Home
- Close to Amenities
- Cosy Lounge
- Stunning Sea Views
- Generous Rear Garden
- Spacious Accommodation
- Large Corner Plot

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Introducing this charming three-bedroom family home, perfectly located just a short walk from Northam Village. Set in a quiet, tucked-away position near the village square, the property boasts views over Northam Burrows and out to sea. The home is situated on a corner plot and features a large, private rear garden. Inside, you'll find a generous open-plan kitchen/diner, a separate lounge, and three double bedrooms, along with a modern family shower room. Number 19 is a versatile property, whether you're looking for a coastal family home, a buy-to-let investment, or a holiday retreat. Early viewing is highly recommended!



Council Tax Band: A



Ground Floor

Entrance Porch

9'4" x 4'8"

Welcomes you into the home. Providing ample space for coats and shoes.

Lounge

13'1" x 9'10"

Found at the front of the property, the lounge is a cosy yet spacious room with a large bay window flooding the room with natural light.

Kitchen/Diner

19'7" x 12'0"

The kitchen is well-equipped with a selection of matching hand and eye level units, featuring an electric oven with an extractor hood above, a sink with a drainer, and space for essential white goods. There is also ample room for a dining table and chairs, providing an ideal social space. A back door conveniently leads out into the garden.

First Floor

Bedroom One

11'9" x 9'0"

A generously sized double room with stunning views out to sea.

Bedroom Two

12'6" x 9'3"

A further good sized double room.

Bedroom Three

9'3" x 9'1"

A further good sized double bedroom

Shower Room

7'7" x 5'8"

A modern three piece suite comprising a walk-in shower cubicle, low level WC and hand wash basin.

Outside

At the front of the property, you'll find a well-maintained lawn with side access leading to the rear garden. The expansive and secluded rear garden is predominantly laid to lawn, enclosed by a wooden fence, and complemented by mature shrubs and plants, offering a peaceful retreat. There is also a charming patio area, perfect for al fresco dining, along with a small pond that adds a touch of tranquility.

Workshop

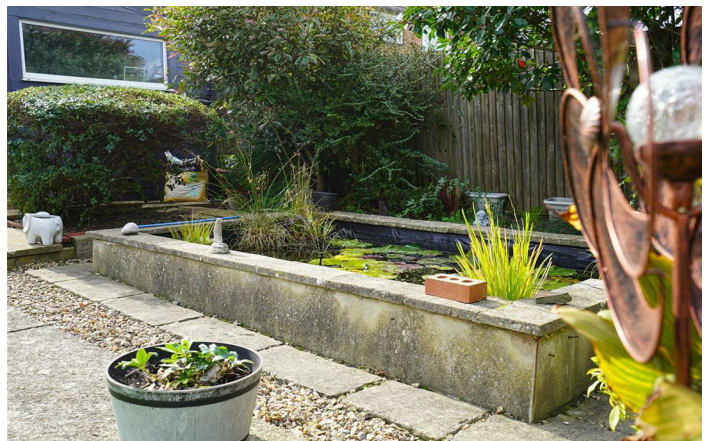
Fully equipped with lighting and electricity, this versatile additional space is perfect for use as a workshop or for extra storage.

Services

All mains connected. Gas fired central heating.

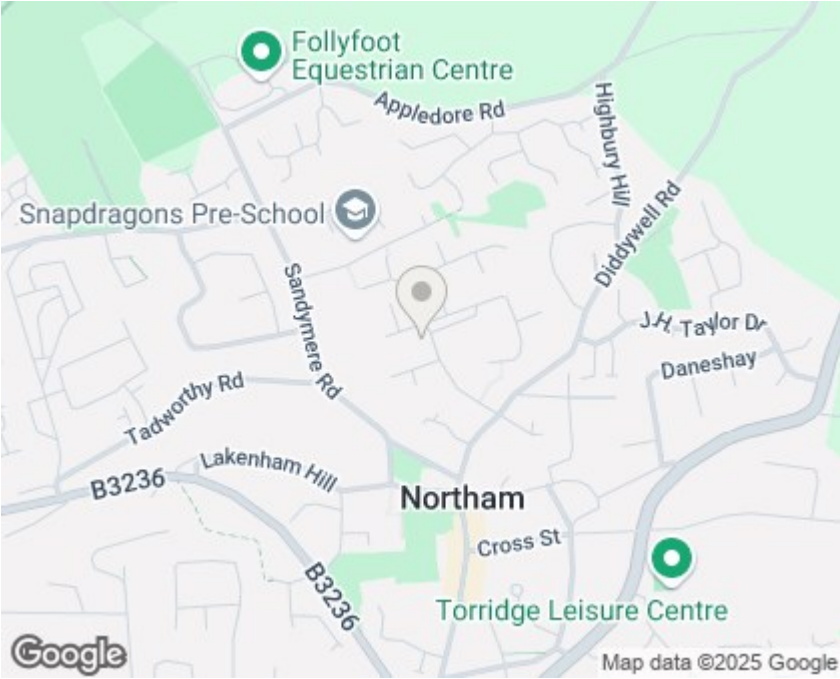
Viewings

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



Directions

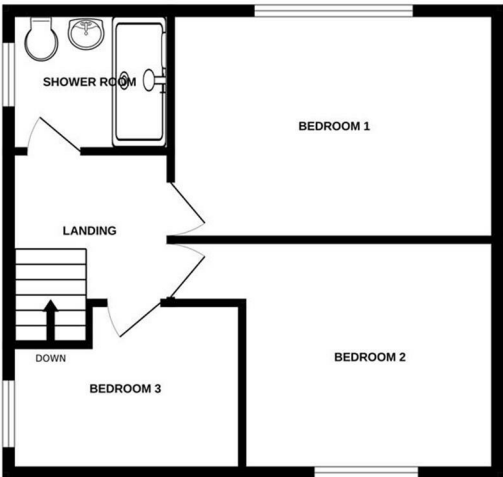
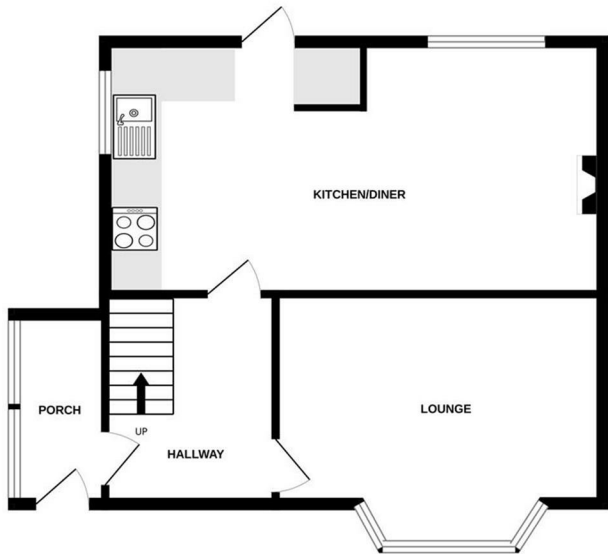
From our office, head north along the Quay towards Northam. At Heywood Roundabout, go straight and continue in the direction of Northam. Pass the Durrant Hotel and Churchill Road, then, at the top of the hill, turn right onto Fore Street. Follow the road down the hill, turn right, and immediately take another right onto Diddywell Road. Follow the road around and take a left turn onto Morwenna Park Road, the property will be found straight ahead.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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