



27 Highfield, Northam, Bideford, EX39 1BB

Price Guide £390,000

- NO CHAIN!
- Close to Amenities
- Front & Rear Garden
- 3 Large Sheds Included
- Must See!
- Popular Residential Area
- Garage With Off Road Parking
- Spacious Detached Bungalow
- Neutrally Presented Throughout

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This charming detached bungalow is ideally located in a popular residential area, just a short stroll from the sought-after seaside village of Westward Ho! and the nearby village of Northam. Occupying a manageable plot, the property benefits from off-road parking and an attached garage. The well-designed accommodation is perfectly complemented by the generous-sized plot, offering a comfortable and convenient living space. This property presents an excellent opportunity for those seeking a well-located home and will undoubtedly appeal to discerning buyers.



Council Tax Band: D



Entrance Hall

11'10" x 7'8"

Spacious hallway that welcomes you into the bungalow.

Lounge

14'11" x 13'10"

A generous dual aspect lounge which overlooks the front of the delightful front garden.

Bedroom Three

10'11" x 10'0"

A double bedroom.

Kitchen

13'3" x 9'9"

Fitted with matching hand and eye level units with a free standing electric oven with extractor hood over, with space for a fridge freezer and washing machine.

Rear Porch

8'0" x 3'6"

Handy storage space/boot room.

Bathroom

8'9" x 7'9" (narrowing to 4'10")

Comprising of a bath with shower over head and handheld attachment, low level WC, wash hand basin and a heater towel rail.

Bedroom One

13'5" x 13'0"

A good sized double bedroom which overlooks the rear garden, the current owners utilise this as a dining room.

Bedroom Two

14'4" x 10'4"

A further double bedroom benefitting from a dual aspect.

Outside

The bungalow is approached via a private driveway, leading to an attached single garage. Set back from the road, the property is framed by a generous front garden featuring a spacious lawn and attractive shrub borders. Side access takes you to the rear garden, where you'll find three large sheds, all included in the sale. The rear garden is level and laid to patio with well-established shrub borders, creating a peaceful outdoor retreat.

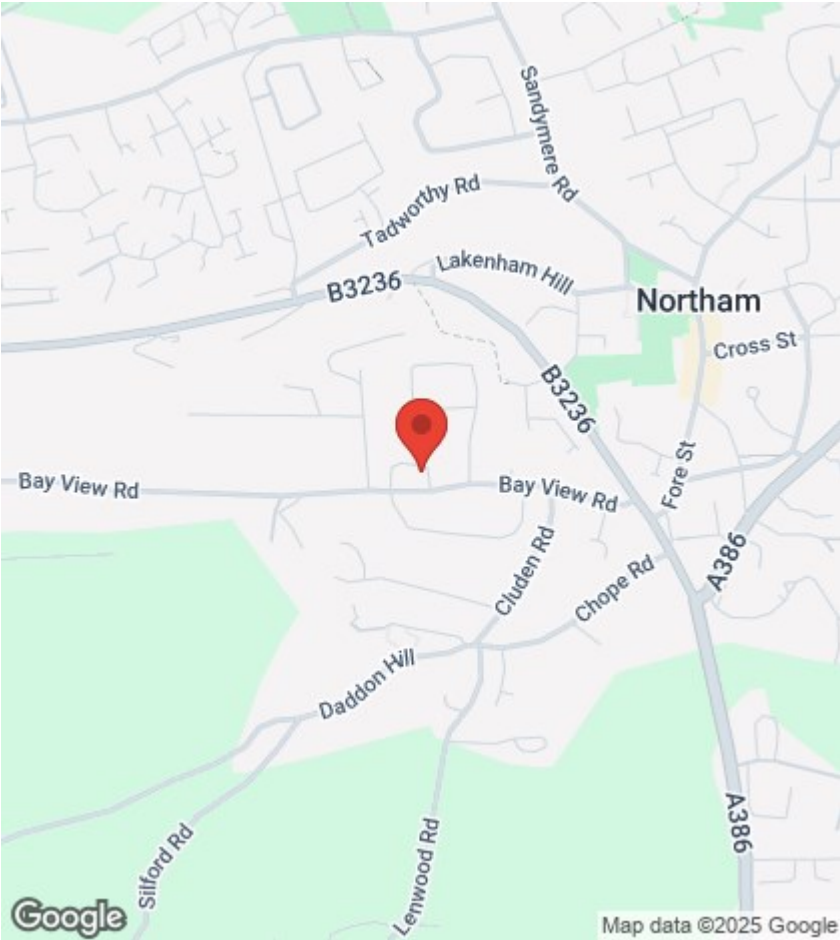
Services

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.





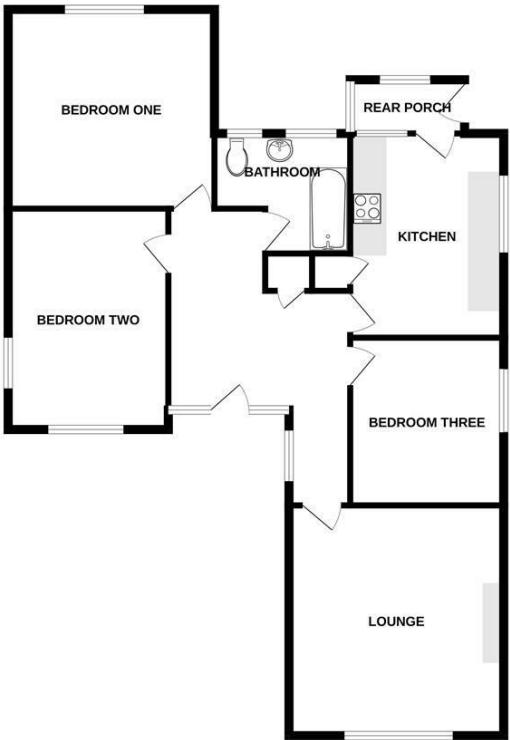
Directions

From Bideford Quay proceed out of the town past Morrisons towards the Heywood Road roundabout on the A39. Proceed over the roundabout signposted Northam, Appledore and Westward Ho! pass the turning on the right hand side for Appledore and take the second turning on the left signposted Bay View Road. Continue straight ahead and take the first right into Highfield. Take the first left and the property will be found half way along on your right hand side.

EPC Rating: D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



While 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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