



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



A Semi-detached 4 bedroom holiday chalet located at Lenwood Country Club. Spacious accommodation, upvc double glazing, electric heating, fitted kitchen and bathroom. 10 month holiday occupancy, available with early vacant possession with no on-going chain.

**BLA**K  
PROPERTY

BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
**Sales** 01237 423888 **Lettings** 01237 471855  
**Email** bideford@blakproperty.co.uk  
**Website** www.blakproperty.co.uk



18 Lenwood Country Club, Lenwood Road ,  
 Northam, Bideford, Devon, EX39 3PN | Guide  
 Price £100,000



Lenwood Country Club is situated in between the village of Northam and the Port and Market town of Bideford, which benefits from an excellent range of everyday amenities including both local and national High Street shops, banks, schools and leisure facilities. Other nearby attractions include the coastal resort of Westward Ho renowned for its safe sandy surfing beach which flanks Northam Burrows Country Park and The Royal Devon Golf Course. The picturesque fishing village of Appledore is also close at hand renowned for its quaint interwinding streets and historic maritime connections.

Directions to Find: From Bideford Quay proceed out of town along Kingsley Road passing Morrison's supermarket on the right hand side. Upon reaching Rydon Car Sales take the left hand turning into Raleigh Hill, ascend the hill, at the top turn right into Lenwood Road then take the 1st turning into Lenwood Country Club. Proceed over the two speed bumps and No 18 will be seen on the left.

Entrance Hall: UPVC double glazed front door off, laminate flooring, smoke alarm coving to ceiling, loft access.

Lounge: 12' 3" x 11' 5" (3.73m x 3.48m) Night storage radiator, laminate flooring, smoke alarm, UPVC double glazed window

Kitchen: 7' 6" x 6' 1" (2.28m x 1.85m) Fitted with a range of Beech base and wall cupboards, with stainless steel sink, integrated 4 ring hob and oven with filter above, spotlights, plumbing for washing machine. UPVC double glazed window, tiled floor.

Bedroom One: 10' 3" x 10' 1" (3.12m x 3.07m) Night storage radiator, UPVC double glazed window, built in wardrobe.

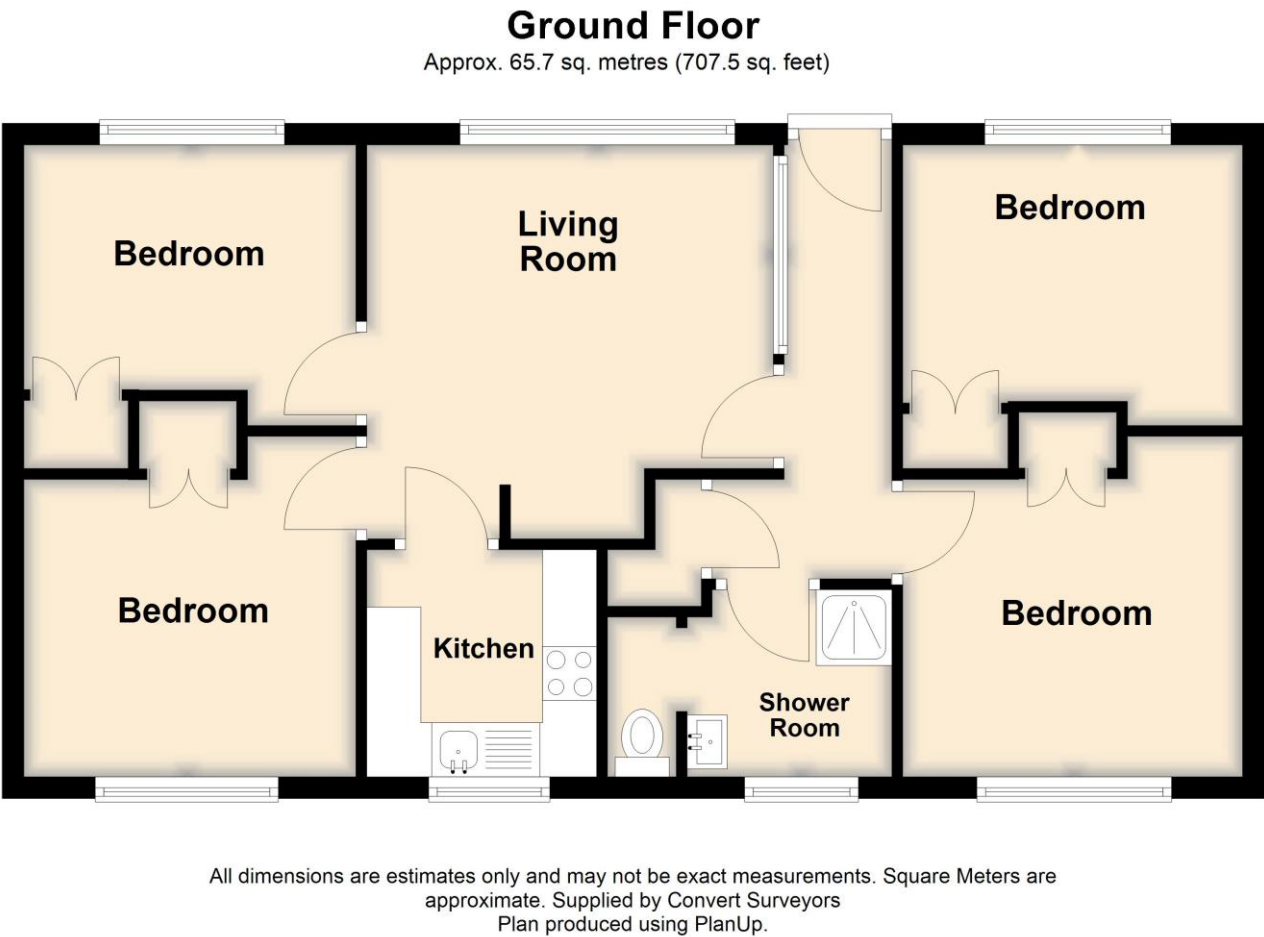
Bedroom Two: 10' 3" x 10' 2" (3.12m x 3.10m) Night storage radiator, UPVC double glazed window, built in wardrobe.

Bedroom Three: 10' 0" x 8' 5" (3.05m x 2.56m) Night storage radiator, UPVC double glazed window, built in wardrobe.

Bedroom Four: 10' 3" x 7' 3" (3.12m x 2.21m) Night storage radiator, UPVC double glazed window, built in wardrobe.

Shower Room: Night storage radiator, 2 UPVC double glazed windows, fitted with a three piece suite comprising, shower cubicle with Triton T80 shower, vanity wash hand basin, low level WC, tiled floor

Tenure: The property is leasehold on the remaining balance of a 999 year lease which commenced on 30th September 1986. The Ground Rent is £10 The Service Charge to the year ending 30th September 2025 is £1801.59



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