



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Having been recently completely re-decorated throughout a spacious 3 bedroom detached bungalow residence situated in a desirable residential area close to the centre of Northam available with early vacant possession and no ongoing chain



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS
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26 Daneshay, Northam, Bideford, Devon,
 EX39 1DG | **Guide Price £350,000**

Briefly the property offers: Entrance Porch, Entrance Hall, spacious lounge with fireplace, Kitchen/Diner, 3 bedrooms and Bathroom. Outside there are pleasant lawned gardens to front and rear and well as a good sized drive providing parking and leading to the attached Garage.

Northam really does have everything you could wish for in a village, including an excellent bus service that runs into Barnstaple via Bideford. Situated around the central square is a small supermarket, post office, church, newsagents, together with the nearby library, pubs and restaurants, health centre, dentist, junior school, friendly golf club and swimming pool complex. Westward Ho!, a coastal resort famed for its sandy Blue Flag beach, is just over a mile away. It is a similar distance to the Quay Front in Bideford, a market town and port, which offers an excellent range of shopping facilities and amenities. Less than a mile away is the nearest junction of the A361 North Devon Link Road, connecting Barnstaple, the area's regional centre and the M5 at Tiverton.

From Bideford Quay, drive to the A39 Heywood Road roundabout and across towards Westward Ho! Northam and Appledore. Drive past the Durrant House Hotel on the right and take the right turn onto Churchill Way. Take the fifth left turning into North Street and Daneshay is the first on the right hand side. Drive down to the end of the road and bear left and number 26 will be situated on the left hand side

Entrance Porch: Sliding Aluminium double glazed door off.

Entrance Hall: Half glazed door off, Cloaks Cupboard and further cupboard, loft access, laminate flooring

Lounge 16'1" (4.9m) x 11'11" (3.63m): Fireplace with Gas fire with back boiler feeding hot water and central heating, UPVC double glazed window, double radiator, laminate flooring

Kitchen/Breakfast Room 13'5" (4.09m) x 10'0" (3.05m): Fitted with a range of light oak edged units with 1 1/2 bowl stainless steel sink. Aluminium double glazed door off and UPVC double glazed window, double radiator, fluorescent light fitting.

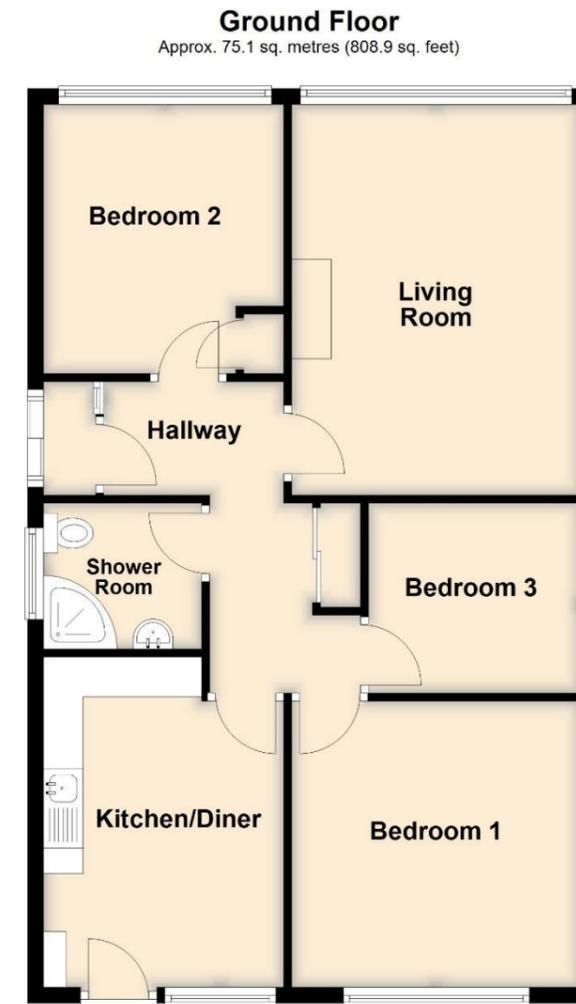
Bedroom 1 12'0" (3.66m) x 12'0" (3.66m): UPVC double glazed window, radiator, laminate floor

Bedroom 2 11'3" (3.43m) x 9'11" (3.02m): UPVC double glazed window, radiator.

Bedroom 3 8'10" (2.69m) x 7'11" (2.41m): UPVC double glazed window, radiator.

Bathroom 6'7" (2.01m) x 6'7" (2.01m): Fitted with a Champagne suite comprising Corner bath with tiled surround and Mira electric shower above, wash hand basin and low level WC, infra red wall heater, UPVC double glazed window.

Outside: To the front there is a lawned garden with flower borders and a long concrete drive which leads to the Garage 16'10 x 8'7. To the rear is a good sized enclosed lawned garden bordered by block walling.



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