



**8 Richmond Park**  
Northam | EX39 1ER

JAMES FLETCHER  
POWERED BY  
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## 8 Richmond Park

Enjoying distant glimpses of the sea and magnificent sunsets, this spacious 3-bedroom detached bungalow is well-located within a level walk of Westward Ho! beach, RND Golf Club and Northam Burrows Country Park. Commanding a generous plot, with arguably one of the largest gardens on the development, this recently extended bungalow offers well-planned and adaptable accommodation, along with off-road parking and a garage within this much sought-after residential location. Perfect for anyone seeking an easy to run home for modern family living, to downsize, or relocate to the idyllic North Devon coast, this impressive home offers space, comfort and location in equal measure - sold with no onward chain!

Perfectly placed within walking distance of Northam Burrows, Westward Ho! beach, RND Golf Club and nearby bus routes, the property occupies a much sought-after position within the much sought-after village of Northam. Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store, newsagents and a cafe, along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Appledore & Westward Ho!. Appledore is a historic maritime village with a bustling quayside, popular cafes and restaurants and narrow streets lined with fishermen's cottages whilst Westward Ho! boasts a sandy, blue-flagged beach, popular with families and surfers alike. In addition, Instow, found just across the estuary, offers a riverside beach with sand dunes, access to the Tarka Trail and a number of award-winning restaurants, along with the popular yacht club and a pedestrian ferry to Appledore in the summer months.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington.

To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**





**STEP INSIDE**

Enjoying easy to run accommodation, this impressive bungalow opens to an inviting hallway, welcoming you into the home. The hallway then flows seamlessly to the kitchen/breakfast room, the lounge/diner at the rear, 3 bedrooms and the shower room. The kitchen/breakfast room is well-fitted with a range of work surface comprising a stainless steel 1 & 1/2 bowl sink & drainer unit with drawers and cupboards below and matching wall units over, space for a cooker with extractor over, space & plumbing for a dishwasher, breakfast bar with additional storage over and a wall-mounted gas boiler. Just off the kitchen is a useful utility fitted with work surfaces & units matching the kitchen, space for a fridge/freezer, space & plumbing for a washing machine and a door to the rear garden.

At the heart of the home, the adaptable living space enjoys a large dining room with attractive solid wood & glass bi-fold doors opening to the sitting room at the rear. This wonderful social space offers tremendous flexibility to enjoy open plan living, or create separate reception rooms to suit. The sitting room enjoys distant glimpses of the sea, particularly on a clear day, and large double doors flooding the home with natural light, and opening onto the garden at the rear.

In addition, there are 3 double bedrooms and a well-fitted shower room. The spacious main bedroom is found at the rear of the home and overlooks the garden, enjoying a useful linen cupboard and featuring a stylishly-fitted ensuite comprising a bath with shower attachment over, hidden-cistern W.C, wash basin with vanity unit below, a heated towel rail and underfloor heating. Two further bedrooms also offer flexibility with the second bedroom, another good-sized double, currently arranged as a guest room but could also be utilised as a dressing room, whilst the third bedroom, found at the front, also makes for a convenient home office or music/media room. The shower room, also found at the front of the home, is fitted with a large corner shower, hidden cistern W.C, wash basin with vanity unit below and a heated towel rail.

In all, this easy to run modern bungalow enjoys the perfect balance of comfort and space without compromise.

**OUTSIDE & PARKING**

The property is approached by a private driveway leading to the garage, with an up & over door, light & power connected and a personal door to the rear. There is side access to the rear garden, which is a real feature of the home and arguably one of the largest on the development. Beautifully manicured, the garden offers a wonderful escape at the rear of the home. Enjoying a generous lawn with attractive flower beds and borders, the garden is well-stocked with a variety of plants, shrubs and ornamental trees providing a pop of colour throughout the year. Also featuring a small vegetable plot, a green house and thoughtfully placed patio areas, the garden is perfect for little ones to explore, pets to roam and those with green fingers to thrive.



**VIEWINGS**

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

**NORTH DEVON**

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.





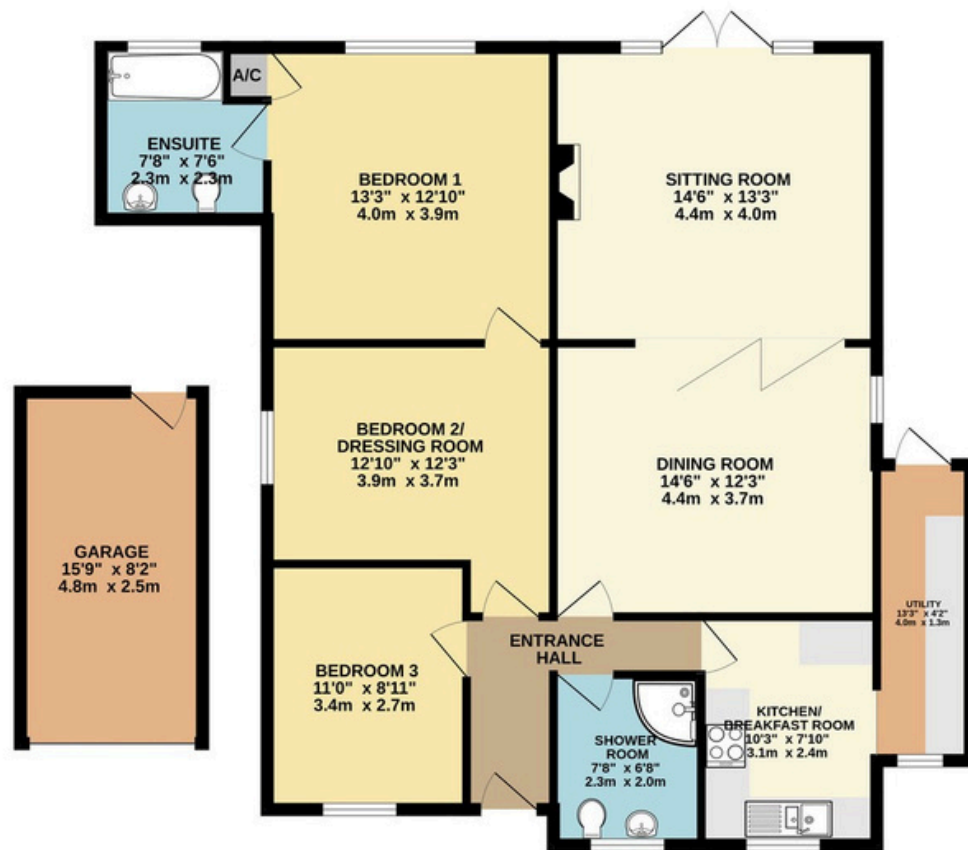


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RICHMOND PARK, NORTHAM

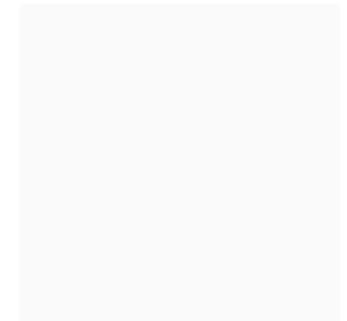
TOTAL FLOOR AREA: 1199 sq.ft. (111.4 sq.m.) approx.

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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- **Services:** Mains Electricity, Gas, Water & Drainage.
- **EPC:** D
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.