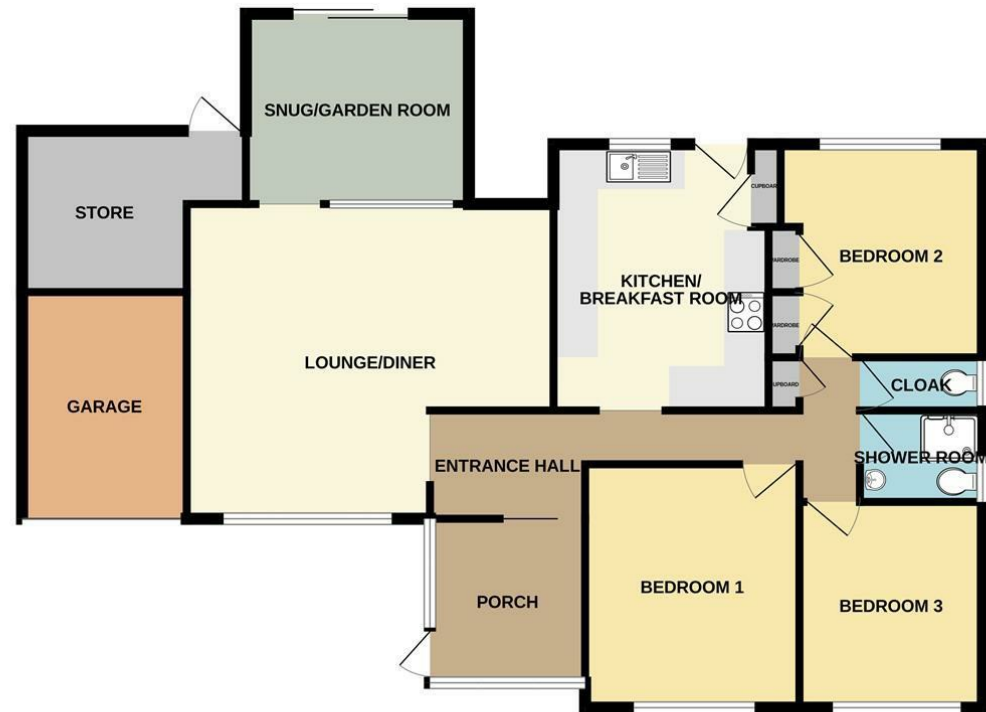


GROUND FLOOR



HIGHFIELD, NORTHAM

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.
Made with Metrepro C1023



Directions

From the A39 at Heywood Roundabout, head North towards Northam and Westward Ho! At the brow of the hill, take the second left into Bay View Road and pass the Dr's surgery. Take the first right into Highfield, continue to the bottom and follow the road around to the left where the property will be found after a short distance on the right hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract. Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited. Our company registration number is 04753854 and we are registered in England and Wales.

16 Highfield

Northam, Bideford, EX39 1BB

- Modern Detached 3 Bed Bungalow
- Well-Fitted Kitchen
- Ample Off-Road Parking
- Viewing Highly Recommended
- Generous Garden Plot
- Spacious Lounge/Diner
- Popular Residential Location
- Well-Planned Accommodation
- Shower Room & Separate Cloakroom
- Close To Facilities & The Coast

Guide Price

£430,000



Entrance Porch - This inviting space welcomes you into the home.

Hallway

Kitchen/Breakfast Room - 3.92m x 3.31m (12'10" x 10'10") - Fitted with a range of work surfaces comprising a ceramic sink and drainer unit with drawers and cupboards below, built-in oven and hob with extractor over, built-in washer/dryer, space for large fridge/freezer, storage cupboard housing gas boiler and door to outside.

Lounge/Diner - 5.46m max x 4.68m max (17'10" max x 15'4" max) - A generous open-plan reception room overlooking the front and opening to the snug/garden room at the rear.

Snug/Garden Room - 3.32m x 2.86m (10'10" x 9'4") - An adaptable additional reception space opening to the garden.

Bedroom One - 3.61m x 3.18 (11'10" x 10'5") - A spacious double bedroom, found at the front of the home.

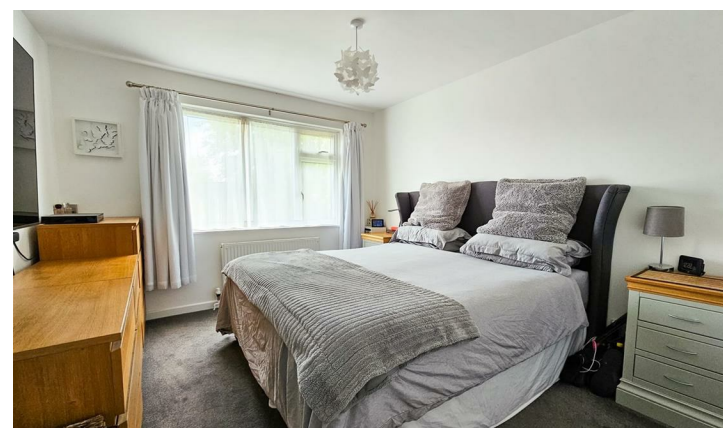
Bedroom Two - 3.10m max x 3.01m max (10'2" max x 9'10" max) - A good-sized double bedroom with built-in wardrobes, found at the rear of the home.

Bedroom Three - 2.87m x 2.65m (9'4" x 8'8") - A smaller double bedroom, currently utilised as a home office, found at the front of the home.

Shower Room - Fitted with a shower, low-level W.C and wash basin.

Cloakroom - Fitted with a W.C.

Outside - The property is approached at the front by a private driveway leading to the garage/store. There is a manageable front garden with lawn, flower beds and borders and an ornamental tree along with side access to the rear. The rear garden is a real feature of the home, being a generous size with a sloping lawn, flower beds and borders, oriental style covered decking and an additional sun deck.



Occupying a generous plot within this exclusive residential location in Northam, this 3 bedroom detached bungalow is well-positioned, offering easy access to facilities and the nearby coast. The bungalow offers spacious and well-planned accommodation along with a large garden, ample off-road parking and a garage/store. Also offering further scope to extend, subject to any necessary consents, the property presents a wonderful opportunity within this much sought-after position. Perfect for those looking to downsize, a growing family seeking a property to make their own or an easy to run holiday retreat, this impressive home is not to be missed.

Northam is a popular village providing a good range of facilities, including a convenience store, newsagents, doctors & dentist surgery and a popular infant & primary school. The village is also well-located for easy access to Bideford and a number of coastal resorts with Appledore, Westward Ho! and Instow all found nearby. Each with their own attraction, Appledore offers a rich maritime history with narrow streets adorned by fisherman's cottages, whilst Westward Ho! boasts a glorious sandy, blue-flag beach. Instow, just across the River Torridge, provides a number of award-winning restaurants and a sandy beach along the estuary, popular with families and dog walkers alike. The port town of Bideford provides a wider range of facilities with a number of independent shops and stores, popular art galleries, cafes and bistro's and a traditional pannier market.

From Bideford, there is also quick access to the Tarka Trail, popular among runners and cyclists, along with good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road.

Services

All Mains Connected.

Council Tax band

D

EPC Rating

E

Tenure

Freehold

Viewings

Strictly by appointment with the Bideford branch on 01237 879797

