

GROUND FLOOR



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2 Bedroom Apartment - Northam
5 Burrough Lawn, Northam, Bideford, EX39 1AU

Guide Price

£199,950

- Ground Floor Apartment
- Excellent & Handy Location
- Parking & Garage
- Walking Distance To Northam Square
- 2 Spacious Double Bedrooms
- Bus Stop Close By
- No Onward Chain

Directions

From Bideford Quay proceed in the direction of Northam passing over the Heywood Road roundabout. Proceed on this road passing the Durrant House Hotel on your right hand side. Shortly thereafter, turn right signposted Appledore onto Churchill Way. Proceed onwards taking the second left hand turning bearing to your left to where Burrough Lawn is located immediately on your left hand side with the subject property identified by a numberplate.

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or email bideford@phillipsland.com

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Room list:

Entrance Porch

Living Room

4.95m x 4.11m (16'2" x 13'5")

Kitchen Breakfast Room

3.2m x 3.07m (10'5" x 10'0")

Bedroom 1

4.17m x 3.12m (13'8" x 10'2")

Bedroom 2

3.99m x 2.9m (13'1" x 9'6")

Shower Room

Garage

5.44m x 2.46m (17'10" x 8'0")

Overview

A 2 double bedroom apartment in a very handy, accessible location with Northam Square within walking distance and a request bus stop at entrance. Available with plenty of parking, visitors spaces and garage. No onward chain.

Approached over a private frontage, up a couple of steps to your private front door. The entrance porch gives way to the living room which is a good size. The living room has plenty of space for seating with a picture window, you can sit here and enjoy watching the world go by.

The kitchen dining room is to the rear of the property with a range of built-in storage cupboards and plenty of preparation space above. There is ample space for seating and plenty of room to host guests and entertain. The kitchen comes with the usual handy appliances, integral sink, oven, hob and extractor.

Both bedrooms are particularly good sizes both with a range of built-in storage cupboards. The bathroom has been converted into a shower room with a white suite and walk in shower.

To the rear of the property there is a lovely space to sit out and enjoy most of the days sunlight. Enjoying a southerly aspect and being fully enclosed, there is a high degree of privacy, along with a raised bed, which is well-stocked with a plethora of plants.

The Burrough Lawn residence association looks after the communal areas and a payment of £35 per month is due as a management fee (includes building insurance).

Northam provides a balanced mix of coastal charm and rural tranquility. The village is well-served by a range of amenities, including local shops, pubs, cafes, and recreational facilities with the renowned RND golf courses and walking trails.

Northam is close to the North Devon coast, which attracts both locals and visitors to its beaches and outdoor activities, such as surfing and hiking along the South West Coast Path.

With its rich history and easy access to both the sea and countryside, Northam offers a laid-back yet well-connected living experience, ideal for those looking for a quieter lifestyle without sacrificing modern conveniences.

The apartment is within easy walking distance to Northam Square and a bus stop with a frequent service.

Services

All mains connected

Council Tax band

A

EPC Rating

TBA

Tenure

Freehold

Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797

