



TOTAL FLOOR AREA: 730 sq ft. (67.8 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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Superb Coastal Bungalow

12 Richmond Park, Northam, Bideford, EX39 1ER

Offers In Excess Of

£350,000

- Well Presented Detached Bungalow
- Gas Central Heating
- Popular Residential Area
- Coastal Views
- Conservatory
- No Onward Sales Chain!!
- PVC Double Glazing
- Garage and Parking
- Must be Seen!!

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.
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Room list:

Entrance Hall

Lounge

4.57m x 3.61m (15' x 11'10")

Conservatory

3.30m x 2.26m (10'10" x 7'5")

Kitchen/Diner

4.27m maximum x 3.84m maximum
(14' maximum x 12'7" maximum)

Bedroom 1

3.91m x 3.61m maximum (12'10" x 11'10 maximum)

Bedroom 2

3.25m x 2.69m (10'8" x 8'10")

Bathroom

Overview

Phillips Smith and Dunn Estate Agents are delighted to offer to the market 12 Richmond Park, Northam - a well presented detached PVC double glazed and gas centrally heated 2 double bedroomed bungalow, pleasantly set within this highly sought after residential area, and affording easy access to the amenities within the village, along with a level walk to the coastal village of Westward Ho!.

Briefly the accommodation provides an entrance hall with an airing cupboard and loft access, a delightful lounge leading to a conservatory overlooking the garden, and affording coastal views, a kitchen/diner, 2 double bedrooms (one of which has coastal views), and a well appointed bathroom. There are front and rear gardens, a garage and parking.

The village of Northam is just a short stroll away, and houses an excellent selection of local facilities including a supermarket with post office, a news agent, takeaways, village inns etc. Westward Ho! is a very popular North Devon coastal village, with a good selection of local amenities, along with its golden sandy Blue Flag beach, adjoining the pebble ridge, and the Royal North Devon Golf Club. Just a short drive away is the working port and market town of Bideford, located on the banks of the River Torridge, with an excellent range of facilities including schooling for all ages, and a selection of leisure amenities. Appledore, a former fishing village with its quaint narrow streets and quay is just a few minutes away by car. Accessible via the A39/North Devon Link Road is Barnstaple, North Devon's Regional Centre, which houses the areas main shopping business and commercial venues, where fast access is available via the A361 to Junction 27 of the M5, part of the National Motorway Network.

Services

All main services available

Council Tax band

C

EPC Rating -

Band D

Tenure

Freehold

Viewings

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

