

GROUND FLOOR 730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any offer items are approximate and on responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by sam prospective purchase. The services, systems and applicates solven have not been tested and no guarant or the prospective purchase. The services, systems and applications solven have not been tested and no guarant or the prospective purchase. The services, systems and applications solven have not been tested and no guarant or services and the services of the services.

Directions

From Bideford depart in an easterly direction as though out of the town until you reach Heywood Road Roundabout, being the junction with the A39. Here proceed straight across, passing the Durrant House Hotel on your right. Ignore the right turning signed Appledore, and take the next right into Northam. Proceed into the square where turn right, signed to the Burrows. Descend the hill taking the second left into Richmond Park where number 12 will be found on your right identified by a for sale board

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

Call 01237 879797

or email bideford@phillipsland.com

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Our company registration number is 04753854 and we are registered in England and Wales.







12 Richmond Park, Northam, Bideford, EX39 1ER

- Well Presented Detached Bungalow Coastal Views
- Gas Central Heating
- Popular Residential Area
- diow Coasiai view

Conservatory

No Onward Sales Chain!!



Offers In Excess Of

£350,000

- PVC Double Glazing
- Garage and Parking
- Must be Seen!!





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 Hol.

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

EPC Rating - Band D

Tenure

Freehold

Viewings

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





Outside

To the front of the bungalow is a lawned garden area, with a tarmacadam driveway providing parking space, with further unrestricted on road parking available in front of the bungalow, and leading to a SINGLE GARAGE approximately 16' x 8' with up and over door, side personal door, and with power and lighting. A wooden access gate then leads to the enclosed rear garden, which has a paved patio area, leading down to a lawned area with a range of mature shrubs, bushes trees etc.

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

