

GROUND FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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 operation or efficiency can be given.
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2 Bedroom Detached Bungalow

9 Knightsfield Rise, Northam, Bideford, EX39 1TG

Guide Price

£285,000

- 2 Double Bedroom Bungalow
- Large Corner Plot
- Outbuilding, Garage & Driveway
- In Need Of Some Modernisation
- Added Benefit Of Solar Panels
- No Onward Chain
- MUST BE VIEWED!

Directions

From Bideford town centre, take Kingsley Road (A386) heading north and follow signs towards Northam and Westward Ho! At the Heywood Road roundabout, take the first exit onto Heywood Road. Continue for about a mile, then turn right into Fore Street as you enter Northam village. Follow the road taking a right turning onto Sandymere Road then take the last right onto Appledore Road. Take the second right then first left once in the cup-de-sac its the property in the far corner.

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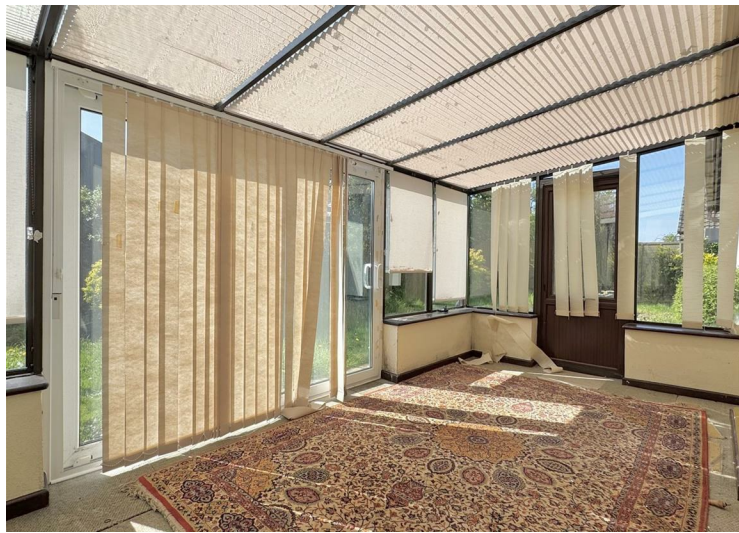
Call 01237 879797

or email bideford@phillipsland.com

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Occupying a generous corner plot in the highly sought-after village of Northam, this detached two-bedroom bungalow presents an excellent opportunity for buyers seeking a property with scope for slight modernisation and enhancement to create their forever home or mark their own stamp. SOLAR INCLUDED!

The accommodation, offers well-proportioned living space and benefits from the added advantage of solar panels, contributing to energy efficiency. Set back from the road, the property enjoys a high degree of privacy and is surrounded by its own garden.

Externally, a small outbuilding offers additional storage or potential workshop space, and there is ample room to further develop or landscape the grounds (subject to the necessary consents).

The property is approached over its private drive with ample parking and level access is given to the garage. There is a rear passage to the garage which gives integral access direct to the kitchen.

The kitchen/breakfast room has ample space for occasional eating and is a generous proportion. The lounge is also a very good size and flows nicely into the conservatory which is excellent for socialising and entertaining with family and friends.

Both bedrooms are doubles and good proportions with ample space for further wardrobes and furniture. There is also a spacious family bathroom with dove grey suite and shower over the bath. For more information about this property or to view please don't hesitate to contact the Bideford branch.

Services

All mains connected with benefit of PV solar

Council Tax band C

EPC Rating

TBA

Tenure

Freehold

Viewings

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



Northam is a sought-after village in North Devon, ideally positioned between the historic market town of Bideford and the stunning North Devon coastline. The village offers a strong sense of community and convenient amenities including a post office, health centre, library, local shops, and pubs. Schools for all ages are available nearby, making it a practical and welcoming place to live.

The beautiful beach at Westward Ho! is just a short distance away, offering excellent opportunities for walking, surfing, and enjoying the natural landscape. The adjacent Northam Burrows Country Park forms part of a protected UNESCO Biosphere Reserve, and the nearby South West Coast Path provides miles of scenic walking routes along the coastline.

Excellent transport links make Northam easily accessible, with the A39 Atlantic Highway close by and regular bus services connecting to Bideford, Barnstaple, and surrounding villages. Barnstaple, around 10 miles away, offers a broader range of shopping and transport facilities, including a railway station with links to Exeter and beyond.

Room list:

Hallway

Kitchen Breakfast Room
4.94 x 2.66 (16'2" x 8'8")

Lounge
5.00 x 3.30 (16'4" x 10'9")

Conservatory
4.70 x 2.52 (15'5" x 8'3")

Bedroom 1
3.54 x 2.75 (11'7" x 9'0")

Bedroom 2
3.20 x 3.52 (10'5" x 11'6")

Bathroom
2.37 x 2.15 (7'9" x 7'0")

Garden Room / Workshop

Garage

