

## The Helford

| Ground Floor     | Millimetres | Feet / inches |
|------------------|-------------|---------------|
| Living           | 6635 x 3090 | 21'9" x 10'2" |
| Kitchen / Dining | 5925 x 3475 | 19'5" x 11'5" |



| First Floor | Millimetres | Feet / inches |
|-------------|-------------|---------------|
| Bedroom 1   | 3660 x 3140 | 12'0" x 10'4" |
| En-suite    | 2310 x 1180 | 7'7" x 3'10"  |
| Bedroom 2   | 3205 x 3115 | 10'6" x 10'3" |
| Bedroom 3   | 2710 x 2390 | 8'11" x 7'10" |
| Bathroom    | 2165 x 2075 | 7'1" x 6'10"  |



### 3 Bed House

Plot 13 Limers Lane, Northam, Bideford, EX39 2RG

**£394,950**

### Directions

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

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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## Overview

Each home features a sympathetic, plot specific finish (white light render / stone render / straw yellow render / red brick), either individually or in combination, paired with a pan, or plain tiled roof and complemented by white windows. Please consult with our Sales Advisor for details and examples

Well-planned development with generous outside space built by an award-winning privately-owned local developer using traditional materials with a Premier Gurantee 10 year warranty for piece of mind

Fully fitted kitchen, eye level electric oven and 4 burner gas hob with stainless steel/glass splash-back and hood extractor with integrated fridge/freezer and dishwasher

Choice\* of fully fitted kitchen units with ample wall and floor cupboards, profile worktops with matching up-stands (\*subject to build stage)

Gas fired central heating system with combi boiler to 3 beds and to 4 beds with an en-suite. Condensing boiler with cylinder to 4 beds with 2 en-suites (Knowle and Blenheim). Photovoltaic (solar) panels fitted to all plots.

Duravit sanitary ware in white with stylish taps, concealed cisterns together with wall hung toilet. Shaver socket to en-suite and bathroom, Thermostatically controlled radiators, heated chrome Towelrad 'Pisa' towel rails to en-suite and bathroom

Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom. External recessed down light or coach light fitted to front and rear

Garage (car ports, singles & doubles) and parking space(s) infrastructure to garage for electric vehicle charging point (7KW), rear garden 6ft close boarded fencing and top-soil, front garden laid to turf or shrubs

Power sockets with USB points fitted to living room , kitchen and bedroom 1 (plus study in Camden and Knowle), TV points in the living room, bedroom 1, and bedroom 2

## Outside

## Services

Type your text here

## Council Tax band

## EPC Rating

## Tenure

## Viewings

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