

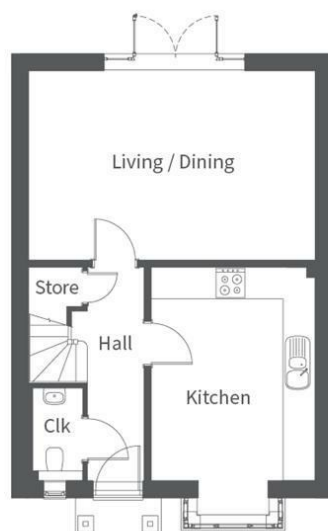


Limers Lane

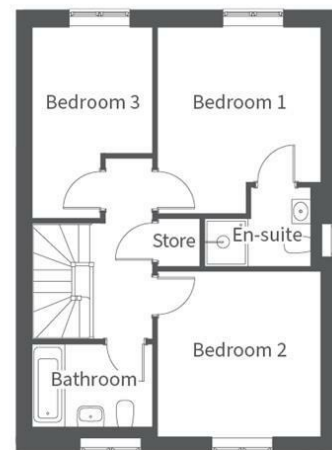
The Wessex

Ground Floor	Millimetres	Feet / inches
Living / Dining	5920 x 3870	19'5" x 12'8"
Kitchen	5050 x 3405	16'7" x 11'2"

First Floor	Millimetres	Feet / inches
Bedroom 1	3825 x 3345	12'7" x 10'12"
En-suite	2385 x 1625	7'10" x 5'4"
Bedroom 2	3390 x 3345	11'1" x 10'12"
Bedroom 3	3915 x 2475	12'10" x 8'1"
Bathroom	2475 x 1900	8'1" x 6'3"



Ground Floor



First Floor

Please note: other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



3 Bed House - Detached

Plot 19 Limers Lane, Northam, Bideford, EX39 2RJ

Asking Price

£379,950

- Excellent Location
- Award Winning Builders
- £5,000 Stamp Duty Contribution
- Carpets & Turf Included
- No Onward Chain
- Premier Guarantee 10 Year Warranty
- MUST BE VIEWED

**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.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

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



Room list:

Living/Dining Room
5.92 x 3.87 (19'5" x 12'8")

Kitchen
5.050 x 3.405 (16'6" x 11'2")

Bed 1
3.825 x 3.345 (12'6" x 10'11")

En-Suit
2.385 x 1.625 (7'9" x 5'3")

Bed 2
3.390 x 3.345 (11'1" x 10'11")

Bed 3
3.915 x 2.475 (12'10" x 8'1")

Bathroom
2.475 x 1.900 (8'1" x 6'2")

Overview

+++ £5,000 STAMP DUTY CONTRIBUTION* + READY NOW + FLOORING & TURF INCLUDED* +++ The Wessex is a stylish three bedroom home benefiting from well-planned accommodation over two floors. On the ground floor the entrance hall leads to the cloakroom, kitchen and living/dining room with French doors opening to the enclosed rear garden.

A development of new homes on 'THE' lane to be on, Limers Lane. A Highly desirable location close to the coast, South West costal path, bobbing boats, jet skis or water sports. Strongvox bring desirable build quality to a desirable location offering an attractive package. Contact us about your purchase today.

The stairs (including storage) lead to the first floor and master bedroom with en-suite, two further bedrooms, family bathroom and storage. Garage and two parking spaces (except plot 8 which has two parking spaces only). Interior space is 1,096 sq ft. NOTE: Actual photo of plot 20. *T&Cs apply, ask a sales advisor.

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 the Sales Advisor for details and examples.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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



Outside

Positioned on the highly popular Limers Lane, the property is within a short distance to many conveniences. Within a stones throw you have the waters edge with the notorious coastal path which can take you into Appledore or Bideford.

Northam is a popular village providing a good range of facilities and being well located for easy access to Bideford and a number of coastal resorts with Appledore, Westward Hol and Instow all found nearby.

Each with their own attraction, Appledore offers a rich maritime history with narrow streets adorned by fisherman's cottages, whilst Westward Hol boasts a glorious sandy, blue-flag beach. Instow, just across the River Torridge, provides a number of award-winning restaurants and a sandy beach along the estuary, popular with families and dog walkers alike.

The port town of Bideford provides a wider range of facilities with a number of independent shops and stores, popular art galleries, cafes and bistro's and a traditional pannier market.

From Bideford, there is also quick access to the Tarka Trail, popular among runners and cyclists, along with good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road.