



Directions

Off Heywood roundabout turn towards Northam, take the first right turning clearly signposted Limers Lane. Proceed down the lane for about 400 yards the properties entrance driveway is clearly signposted on the right 'Tanglewood' clearly displayed, the bungalow is the first property on the right hand side.

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Call 01237 879797
or email bideford@phillipsland.com

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2 Bed Bungalow - Detached

Tanglewood Bungalow Limers Lane, Northam, Bideford, EX39 2RG

- 2 Bedroom Detached Bungalow
- Allocated Parking
- Low Maintenance
- Excellent Location
- Close To Waters Edge
- No Onward Chain

£195,000



Overview

An attractive and well priced low maintenance two bedroom detached bungalow situated down a private no through lane off of one of the most popular residential locations in Bideford.

The two bedroom detached bungalow offers an excellent bolthole or potential retirement for those of you with a limited budget, it would be perfect. The property comes with benefit of allocated parking and low maintenance, creating an excellent spot for retirement.

Stepping inside you have a large kitchen dining/breakfast area which then leads into a large light and airy lounge. - perfect for socialising with family and friends.

The bungalow also has two double bedrooms one with built-in storage and a shower room with white suite, large shower enclosure, pedestal hand, wash basin and low-level WC.

AGENT NOTE - This property does not have any allocated outside space. There will be one allocated parking space.

Services

Mains Electric & Drainage

Council Tax band

TBC

EPC Rating

TBA

Tenure

Freehold

Viewings

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



Room list:

- Front Porch
- Kitchen Breakfast Room
- Sitting Room
- Bedroom 1
- Bedroom 2
- Bedroom 6
- Family Bathroom

Situation

Accessed via a shared driveway off Limers Lane, the property enjoys a prime position within easy reach of the village centre. Northam offers a wide range of amenities for its size, including a doctor's surgery, gym and swimming pool, library, shops, Post Office, primary school, places of worship, a pub, and a restaurant.

Nearby, there are some great coastal villages. Appledore is a charming fishing village which is renowned for its historic quay and cobbled streets offering an excellent range of local amenities. The nearby port and market town of Bideford is just 1.5 miles away and offers a wider range of amenities including five supermarkets and schooling for all ages (public and private). The regional centre of Barnstaple is approximately 9.5 miles away and offers the areas main business, shopping and commercial venues. Barnstaple benefits from a train station and good road access via the link road to the M5 motorway network (Junction 27).

If you enjoy walking or cycling, the property is closely situated to South West Coast Path which offers scenic walks along the river and just a short stroll away is Northam Burrows Country Park, a large open space with grassy areas, dunes, and salt marshes. It also leads to Westward Ho! beach, a wide stretch of sand that's ideal for walking, surfing, or simply enjoying the sea air.

