



69 Richmond Park Price Guide £470,000
Northam, Devon EX39 1ES

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ESTATE AGENTS & VALUERS

A completely renovated detached bungalow with superbly presented accommodation providing modern and versatile living. There are three double bedrooms, each with French doors that lead to the garden, a delightful open-plan living/kitchen space with bi-folding doors and plenty of natural light, two bathrooms, garage, long driveway & well-presented and enclosed gardens. The property is situated in a highly desirable residential area - not too far from the sea and close to amenities.

Briefly, this 'virtually new' property has been considerably upgraded and includes; solar panels (owned outright), Air source heat pump - providing new air flow heating and cool air - all zone controlled. New roof, windows & doors, oak wood flooring throughout, new fitted and fully integrated kitchen with top branded appliances plus new electrics and lighting.

Designed for disabled access throughout and equally for space and comfort



Location: The village of Northam benefits from a good range of shops catering for day-to-day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. The bungalow is a 15/20-minute level walk to the seaside resort of Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant.

Outside: The gardens at 69 are of particular note: There is a lovely approach to the property with a newly laid block paved driveway (which can hold a number of vehicles) and a large area of lawn – excellent wheelchair access if required). The rear is equally impressive with a raised patio that has level access via French doors from every bedroom. Plus, a lawn and all fully enclosed with side access.

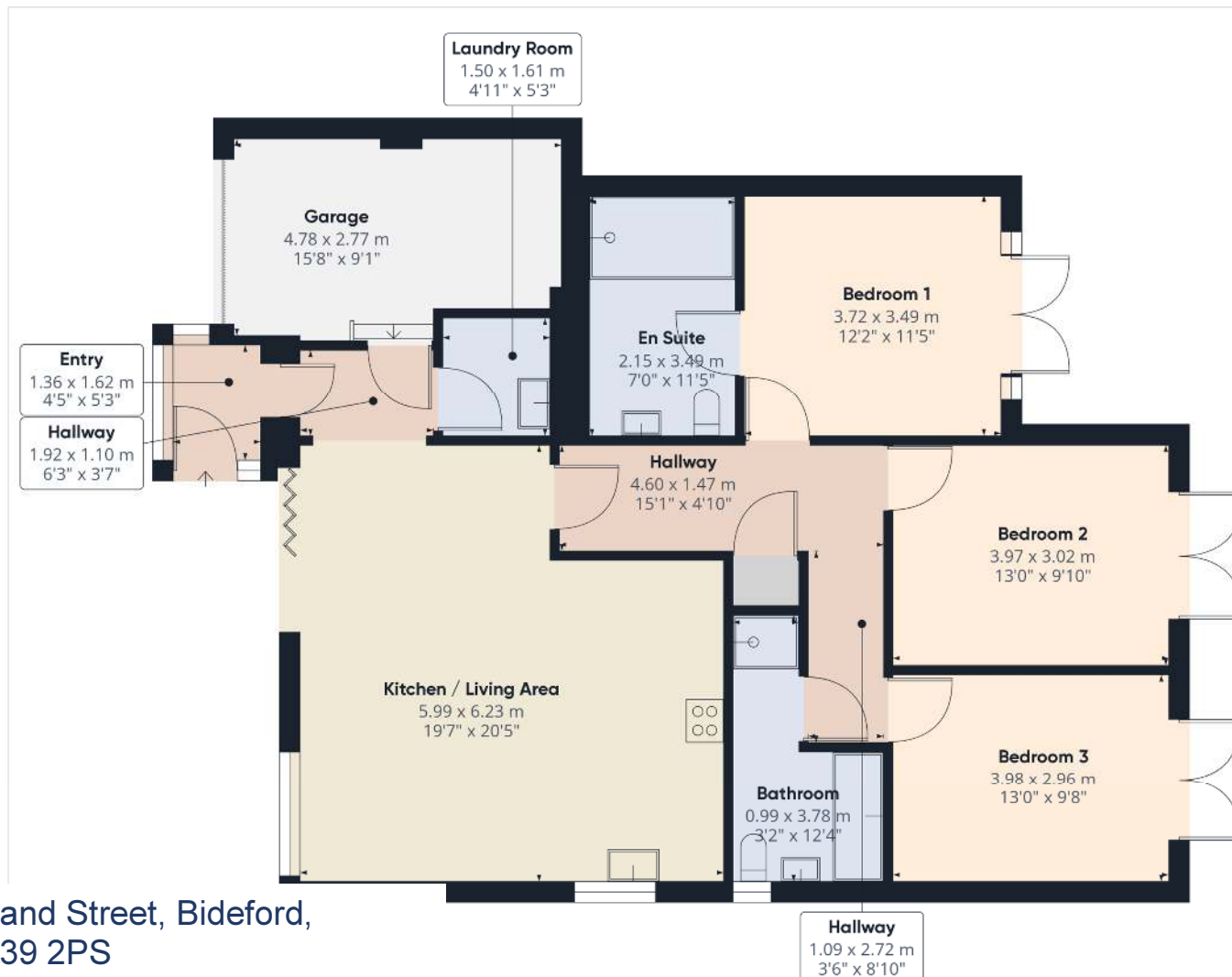
Council Tax Band: C

EPC: B

Services: All main services are connected. Air source heat pump. Solar Panels. New uPVC Double glazing.

Directions: From the Heywood A39 roundabout continue towards Westward Ho! passing the Appledore turning taking the next right signposted Northam. Follow Fore Street down the hill to the village centre, turn right and immediately bear left into Sandymere Road. Continue down the hill and take the third left into Richmond Park and then immediately right. The property will be found after a short distance on the right-hand side.





Approximate total area⁽¹⁾
 117.37 m²
 1263.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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