



81 Benson Drive

Northam, Bideford, Devon EX39 1UY

Price Guide £239,500

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This lovely house boasts a convenient location within walking distance of the village and swimming pool, making it an ideal spot for those who enjoy a blend of tranquillity and community life. As you step inside, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two spacious double bedrooms, providing ample space for a small family or guests. The shower room is well-appointed and there is also the added convenience of a ground floor cloakroom, for your comfort.

One of the standout features of this property is its peaceful setting at the end of a no-through road, ensuring a quiet and serene environment. There is parking available for two vehicles, and an enclosed rear garden.

Whether you're looking for a permanent residence or a buy to let home, this house offers a perfect retreat for those seeking a peaceful lifestyle.

The village of Northam which 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. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and 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, where a wide range of amenities and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and Cornwall.

Accommodation comprises;

Front Door into Hallway

Kitchen

9'5 (2.87m) x 5'9 (1.75m)

Living Room

16'2 (4.93m) x 12'7 (3.84m)

Cloakroom

First Floor Landing

Bedroom 1

10'6 (3.2m) x 10'3 (3.12m)

Bedroom 2

9'10 (3m) x 9'2 (2.8m)

Shower Room

6'6 (1.98m) x 5'9 (1.75m)

Outside

To the front of the property there is off road parking. A pedestrian side gate leads to the rear garden which has fenced borders, storage shed and is low maintenance with stone chippings and paved.

Services

Main services connected. UPVC double glazed windows.

Service/Maintenance Charges are £12.12 per month payable to LiveWest and £12.47 per month payable to Meadfleet.

Council Tax Banding: B

Energy Performance Rating: C

Directions

From Bideford Quay process towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning onto Churchill Way signposted Appledore. Take the third right hand turning into Benson Drive and follow the road to the very end where number 81 will be situated on your left hand side.





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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.

