



Grandmas

Price Guide £525,000

Chircombe Lane, Northam, Bideford, Devon EX39 2RQ

An incredibly stylish and modern 2 bedroom detached bungalow situated within a highly sought-after area just off Limers Lane, Northam. The property has been extended and renovated thoughtfully throughout with scope for further development. With a gated driveway able to hold 3/4 vehicles, 2 garages & planning permission for new double garage. The property also features a superb sun terrace with views along the River Torridge plus a lovely lawned garden at the rear and rights to a boat mooring nearby.

The impressive accommodation includes two generous bedrooms, A superb new extension off of a living room with bi-folding doors and access to the terrace. There is a high specification, fully integral kitchen instant hot water tap with island plus a bathroom with separate shower.

The property sits close by the coastal footpath which allows access to Appledore & Bideford by foot with estuary and country views.

The property is situated within the highly sought after residential area of Chircombe Lane, just off of Limers Lane which leads down to the River Torridge and the South West Coastal Footpath. A superb location for scenic walking and connecting to Appledore or Bideford. This modern bungalow is also situated within easy reach of Northam village – less than a mile away. There is an excellent range of facilities including shops, cafes, post office, doctors' and dentists' surgeries, public house, primary school and public swimming pool.



Lounge
19'0 x 12'0 (5.66m x 3.64m)

Dining Room/Stunning new extension
14'0 x 12'7 (4.31m x 3.85m)

Sun Terrace
10'0 x 18'10 (3.19m x 5.76m)

Kitchen/Breakfast Room
18'0 x 8'10 (5.62m x 2.72m)

Bathroom
8'0 x 6'7 (2.54m x 2.62m)

Bedroom 1
10'0 x 11'10 (3.14m x 3.63m)

Bedroom 2
10'0 x 10'0 (3.07m x 3.04m)

Outside: Grandmas boasts a generous plot with a gated driveway that can accommodate up to 3/4 vehicles.

There is a beautiful terrace at the front that faces south and offers a lovely outlook over the River Torridge.

The rest of the gardens wrap around the property and are mainly laid to raised lawn with rear access.

Single Garage: (underneath the extension) – suitable to easily convert into further accommodation.

Separate Garage: (With planning permission to build a new double garage)

Services
All main services connected.

Council Tax Banding: D

Energy Performance Rating: C

Directions: From Bideford, proceed out of the town towards the Heywood Roundabout and then follow signs for Northam, Westward Ho! & Appledore. Proceed along this road then take the first right hand turning into Limers Lane. Proceed down the hill and about 3/4 of the way down on the right turn into Chircombe Lane. The entrance to the property can be found on the 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.

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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