



TREESIDE

DURRANT LANE, NORTHAM, BIDEFORD, DEVON, EX39 2RL

£425,000

A spacious and versatile four-bedroom detached bungalow in a sought-after location, offering exciting potential to create a home tailored to your own taste and lifestyle.

Offered to the market with no onward chain, this spacious detached bungalow presents a wonderful opportunity to secure a home in a well-established and highly convenient location, close to both Northam village and the coast at Westward Ho!.

Well proportioned and generally well maintained, the bungalow provides an excellent foundation for those looking to modernise and personalise a property over time, creating a home that reflects their own style and aspirations. Its adaptable accommodation currently offers four bedrooms, although the layout could equally lend itself to three bedrooms and two reception rooms, providing greater flexibility for those seeking additional living space, a dedicated home office or a separate sitting room.

The single-storey design brings its own appeal, offering practical and convenient living with scope to explore the possibilities of contemporary open-plan arrangements or simply refresh the existing accommodation to suit individual needs. With generous room proportions and a layout that can evolve alongside changing circumstances, this is a home with the potential to work for a variety of lifestyles.

Outside, the property benefits from a generous plot, offering further opportunity to enhance the gardens and create an attractive setting for relaxing, entertaining and enjoying the outdoors. A garage and off-street parking add further everyday convenience, complementing the property's appealing combination of space, position and versatility.

While some modernisation would undoubtedly enhance the property, its underlying qualities provide an excellent starting point for buyers keen to put their own stamp on a home, with the freedom to shape both the accommodation and outside space to suit their own preferences.





LOCATION

The location is a particular attraction, with the amenities of Northam village and the coastal appeal of Westward Ho! both close at hand. Northam provides a useful range of everyday facilities, including a post office, pharmacy, doctors' and dental surgeries, hairdressers, shops, pubs and restaurants.

Nearby Westward Ho! offers a wonderful coastal lifestyle, with its expansive sandy beach, surf school, cafés, bars, restaurants and independent shops. For keen walkers and outdoor enthusiasts, access to the South West Coast Path nearby provides further opportunity to explore the spectacular North Devon coastline, enjoy invigorating coastal walks and make the most of the surrounding landscape throughout the year.

For those travelling further afield, Bideford provides access to the A39 and A361, connecting with Barnstaple and the wider North Devon road network. The M5 motorway can be reached via Tiverton, where Tiverton Parkway also provides mainline rail services to London Paddington. Exeter, with its cathedral city attractions and international airport, is also within reach.

A home with space, flexibility and potential, in a location that combines everyday convenience with easy access to a new North Devon coastal lifestyle.

NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate (EPC): C (70)

Council Tax: Band E (£3,200.07 per annum)

Agents Note: An annual payment of £115 is paid to The Durrant Lane Road Fund, in contribution to the upkeep and maintenance of the private road

What3Words: rockets.cyclones.magic





24 The Quay | Bideford | Devon | EX39 2EZ



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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