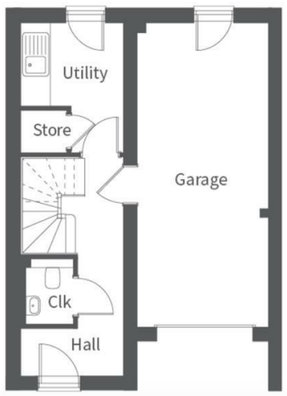
The Malvern

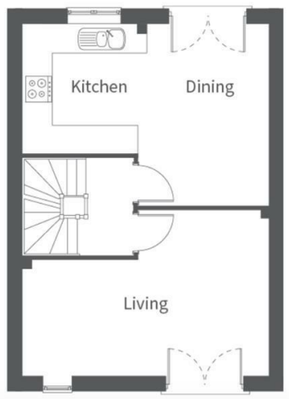
Ground Floor	Millimetres	Feet / inches
Utility	2985 x 2325	9'10" x 7'8"
Garage	7045 x 3070	23'1" x 10'1"

First Floor	Millimetres	Feet / inches
Kitchen / Dining	5680 x 4190	18'8" x 13'9"
Living	5705 x 3830	18'9" x 12'7"

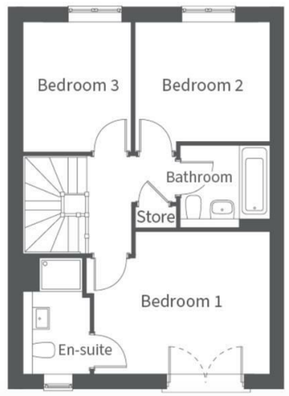
First Floor	Millimetres	Feet / inches
Bedroom 1	4260 x 3285	13'12" x 10'9"
En-suite	2680 x 1535	8'10" x 5'0"
Bedroom 2	3120 x 2735	10'3" x 8'12"
Bedroom 3	2975 x 2480	9'9" x 8'2"
Bathroom	2070 x 1900	6'9" x 6'3"



Ground Floor



First Floor



Second Floor

Directions

From Barnstaple, continue over the new bridge towards Bideford. On reaching Heywood Roundabout, take the third exit towards Northam. Then take the first right into Limers Lane, which is clearly signposted. Continue along the lane for approximately 400 yards, where the Strongox development can be found on your right-hand side, clearly identified by its signage.

Looking to sell? Let us value your property for free!
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or email bideford@phillipsland.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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3 Bed House - Terraced

Plot 32, The Malvern Limers Lane, Northam, Bideford, EX39 2BZ

Asking Price
£300,000

- 3 Bedroom Town Houses
- Optional Extras Available
- MUST BE VIEWED!
- Ground Floor Utility Room
- Parking & Garage
- Popular Limers Lane Site
- NHBC Warranty





Overview

Arranged over three floors, The Malvern is a three-bedroom home which offers spacious, contemporary living with high-quality finishes throughout.

The ground floor features an entrance hall, cloakroom, useful storage, a utility room with garden access and an integral garage.

The first floor boasts a stylish open-plan kitchen/dining area with integrated appliances and French doors opening onto a Juliet balcony. A separate living room also benefits from French doors and a Juliet balcony.

On the second floor, the principal bedroom features an en-suite, alongside two further bedrooms, additional storage and a family bathroom. Outside, the property benefits from a rear garden, an integral garage and driveway parking.

Internal area: 1,232 sq. ft.
Plots 30–34 are shown from left to right.

Specification and Features -

Each home is individually designed to complement its surroundings, with a choice of render and brick finishes, tiled roofs and white-framed windows. Built by an award-winning, privately owned local developer using traditional materials, every home benefits from a 10-year Premier Guarantee warranty.

Kitchens are fully fitted with an eye-level electric oven, gas hob, stainless steel and glass splashback, extractor hood, integrated fridge-freezer and dishwasher.

Gas-fired central heating is provided, with boiler systems tailored to the house type. All homes include photovoltaic solar panels.

Bathrooms and en-suites feature white Duravit sanitaryware, wall-hung toilets, stylish taps, shaver sockets and heated chrome towel rails.

Additional features include recessed lighting, external lighting, USB charging sockets, TV points and infrastructure for a 7kW electric vehicle charging point.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

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





Outside

The property is located in one of Northam's most desirable areas, within easy reach of the village centre. Northam offers a wide range of amenities for a village of 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, you will find some lovely coastal villages. Appledore is a charming fishing village renowned for its historic quay and cobbled streets, offering an excellent range of local amenities. Across the river, Instow is known for its family- and dog-friendly beach and selection of restaurants, making it the perfect destination for a day out.

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. The regional centre of Barnstaple is approximately 9.5 miles away and provides the area's main business, shopping and commercial facilities. Barnstaple also benefits from a railway station and good road links via the link road to the M5 motorway network at Junction 27.

For those who enjoy walking or cycling, there are plenty of options nearby. The South West Coast Path offers scenic walks along the coast and



Room list: