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3 LANSDOWNE PARK, NORTHAM, BIDEFORD. EX39 1TS - GUIDE: £350,000

Well-kept and maintained detached three bed bungalow set within a corner plot having a south facing rear garden and an appealing aspect of St. Margaret's Church tower in the distance. Occupying a fine location being on the fringe of both Northam and Westward Ho!



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The property will be found to have been well kept and maintained in the 24 years the owner has occupied the bungalow. Being of a 3 bed design the partition wall between the 3rd bedroom and the living room has been removed to allow for an open dining area which works well with the main reception room but if required could be reverted back comparatively easily to a 3rd bedroom.

The bungalow suits all age groups seeking such a pleasant coastal position on the fringe of Northam village and Westward Ho! which are both on hand for useful local amenities.

Lansdowne Park is a small select development of just 8 bungalows which is within walking distance of the village centre and local shops.

Northam also has its own Library, Medical Centre, Dental Surgery, Indoor heated swimming pool complex plus Junior and Infants Schools. It is the home of the Royal North Devon Championship Golf Course which adjoins the pebble ridge and long sandy beach which extends from the neighbouring seaside resort of Westward Ho!

Located close to hand is a bus stop which has a regular bus service which commutes to the nearby Port and Market town of Bideford (approx. 2 miles).

SERVICES: All mains services. Gas fired central heating. Upvc double glazed windows (with the exception of the entrance porch).

COUNCIL TAX: Band D

TENURE: Freehold

DIRECTIONS TO FIND: From Bideford proceed in a northerly direction along the Kingsley Road (passing so Morrison's is on your right-hand side) up into Heywood Road passing through the large Torridge Bridge Roundabout. After a further half a mile or so take the turning right (signposted Northam), by the war memorial, down into the village centre passing through the square and veering right into Sandymere Road. This veers to the left where upon you continue to the bottom of the hill passing Tadworthy Road, Richmond Park and just after passing Golf Links Road the entrance to Lansdowne Park will be found on the left-hand side and the bungalow will be found in the left-hand corner.

The accommodation is at present arranged to provide (measurements are approximate):-

Obscure glazed wooden entrance door, with matching side screen panel, gives access to:-

ENCLOSED ENTRANCE PORCH: Internal double glazed window. Vinyl floor covering. Multi paned inner door to:-

ENTRANCE HALL: Of a generous size with built-in storage cupboard and built-in airing cupboard with hot water cylinder and slatted shelving. Access hatch to loft space. Central heating radiator. Carpet as laid.

KITCHEN/BREAKFAST ROOM: 13'1" (4m) x 8'9" (2.67m) Upvc double glazed window (with fitted vertical blinds) with attractive south facing aspect over the rear garden with St. Margaret's Church tower off in the distance. 'U' Shaped working surface incorporating stainless steel single drainer sink unit and 4 ring gas hob (concealed extractor over) with cupboards, drawers and integrated fridge under. 'Eye level' oven and grill with cupboards above and below. Matching wall cabinets. Wall mounted Baxi gas fired boiler. Ample room for table and chairs. Central heating radiator. Vinyl floor covering. Door to:-

UTILITY ROOM: 11'8" (3.57m) x 5'9" (1.77m) Working top surface with open recess under for 2 appliances (plumbing for washing machine) Further working top surface with double cupboard under. Space for fridge/freezer. Upvc double glazed fixed window. Internal window to the entrance porch. Upvc double glazed door to the rear garden. Pedestrian door to the garage. Central heating radiator. Vinyl floor covering.

LIVING ROOM: 16'8" (5.1m) x 10'9" (3.29m) A lovely dual aspect room with upvc double glazed side window (fitted vertical blinds) and sliding upvc double glazed south facing patio door (fitted vertical blinds) to the rear garden. Ornamental marble effect fireplace surround with electric living flame electric fire. Central heating radiator. Carpet as laid. Opening through to:-

DINING AREA/BEDROOM 3: 8'9" (2.69m) x 7'5" (2.28m) Upvc double glazed window (fitted vertical blinds). Central heating radiator. Carpet as laid. The door to the entrance hall is still in situ so should this room be required as a 3rd bedroom then it would only require the erection of a partition wall.

BEDROOM 1: 14'11" (4.57m) x 9'8" (2.95m) Large upvc double glazed window (fitted vertical blinds). Central heating radiator. Carpet as laid.

BEDROOM 2: 12'8" (3.88m) x 9'11" (3.03m) Upvc double glazed window (fitted vertical blinds). Central heating radiator. Carpet as laid.

BATHROOM: 8'7" (2.63m) x 5'10" (1.8m) Modern fitted wet room with easy access walk in shower, wash basin and WC combination unit with storage cupboards. Fully tiled splash back, chrome ladder style radiator.

OUTSIDE

Driveway to the front gives access to **GARAGE:** 16'6" (5.05m) x 9'10" (3.01m) Automatic roller door. Upvc double glazed window with fitted vertical blinds. Pedestrian door to the utility room.

The frontage has been arranged for ease of maintenance having been to the most part stone chipped with raised planters and a paved seating area. A gated side pathway gives access to the rear garden.

Being set within a corner plot the bungalow benefits from a generous side and rear garden with the rear enjoying a due south aspect. To the most part the rear garden is lawned with 2 large planters, one with mature shrubs and heathers. Paved patio area with surrounding pea gravel beds. Useful external cold water tap and pedestrian gate giving access out onto Sandymere Road (where there is a bus stop in close proximity). The side garden has been extensively pea gravelled with an array of shrubs and bushes. Greenhouse. **TIMBER SHED:** 7'10" (2.39m) x 5'10" (1.79m) Being only a few years old and having power connected.





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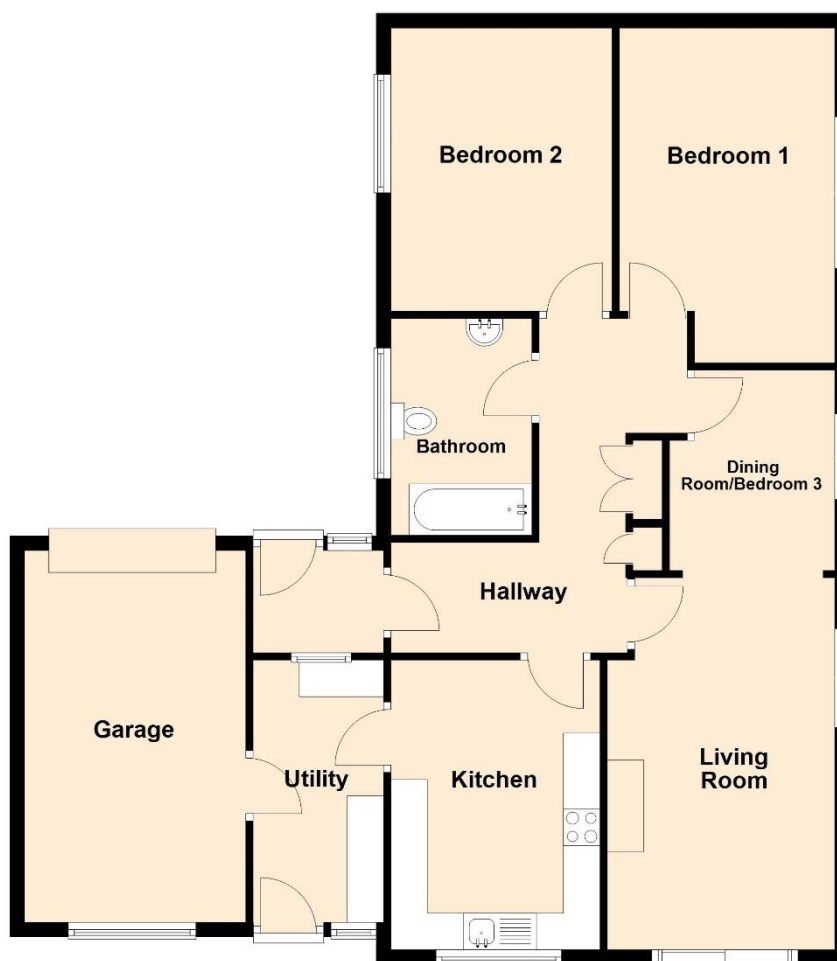
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NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 102 sq. metres (1,098 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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