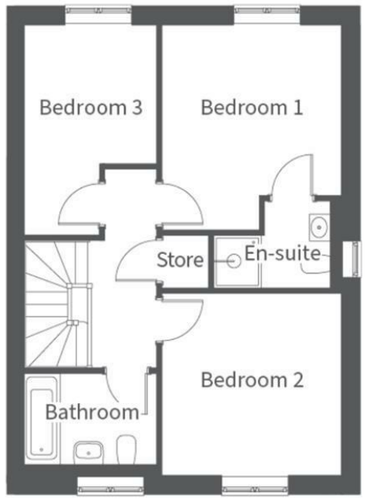
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

The Wessex

Ground Floor	Millimetres	Feet / inches
Living / Dining	5920 x 3870	19'5" x 12'8"
Kitchen	5050 x 3405	16'7" x 11'2"

First Floor	Millimetres	Feet / inches
Bedroom 1	3825 x 3345	12'7" x 10'12"
En-suite	2385 x 1625	7'10" x 5'4"
Bedroom 2	3390 x 3345	11'1" x 10'12"
Bedroom 3	3915 x 2475	12'10" x 8'1"
Bathroom	2475 x 1900	8'1" x 6'3"

Ground Floor



First Floor

Directions

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com

3 Bed House - Semi-

The Wessex Plot 5 Limers Lane, Northam, Bideford, EX39 2BZ

Guide Price

£325,000

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.
Our company registration number is 04753854 and we are registered in England and Wales.

Overview

The stairs (including storage) lead to the first floor and master bedroom with en-suite, two further bedrooms, family bathroom and storage. Garage and two parking spaces (except plot 8 which has two parking spaces only). Interior space is 1,096 sq ft.

Each home has been thoughtfully designed with attractive, plot-specific finishes. Depending on the property, you'll find a blend of white or stone render, straw-yellow render, or classic red brick – all paired with either pan or plain tiled roofs and complemented by crisp white windows. The result is a collection of homes with charm, individuality, and kerb appeal. Our Sales Advisor will be happy to provide further details and examples.

Built by an award-winning, privately-owned local developer, this well-planned development offers generous outside space and peace of mind with a 10-year Premier Guarantee warranty. Traditional building materials and quality craftsmanship combine to create homes designed to stand the test of time.

Inside, the attention to detail continues. The fully fitted kitchens come complete with an eye-level electric oven, four-burner gas hob, stainless steel/glass splash-back, extractor hood, integrated fridge/freezer, and dishwasher. Depending on the build stage, buyers may also enjoy a choice of stylish kitchen units, wall and floor cupboards, and profile worktops with matching upstands.

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

Every home benefits from efficient gas-fired central heating with combi boiler systems (in 3-bedroom homes and 4-bedroom homes with a single en-suite). Larger 4-bedroom homes with two en-suites (such as the Knowle and Blenheim) are equipped with condensing boilers and cylinders for added comfort. To further enhance energy efficiency, photovoltaic solar panels are fitted to all plots.

The bathrooms feature Duravit sanitary ware in crisp white, paired with contemporary taps, concealed cisterns, and wall-hung toilets for a clean, modern look. Heated chrome 'Pisa' towel rails add a touch of luxury, while shaver sockets and thermostatically controlled radiators ensure practicality.

Modern lighting is included as standard, with recessed downlights in the kitchen, entrance hall, bathroom, en-suite, and cloakroom. To the outside, recessed downlights or coach lights are fitted at both the front and rear of each home.

Practicality extends to the exterior too, with a mix of car ports, single or double garages, and parking spaces, all with infrastructure ready for a 7KW electric vehicle charging point. Rear gardens are enclosed by 6ft close-boarded fencing and topped with quality topsoil, while front gardens are attractively laid to turf or shrubs.

Room list:

Entrance Hall

Lounge Diner
5.92 x 3.87 (19'5" x 12'8")

Kitchen
5.05 x 3.40 (16'6" x 11'1")

Bedroom 1
3.82 x 3.34 (12'6" x 10'11")

Ensuite

Bedroom 2
3.39 x 3.34 (11'1" x 10'11")

Bedroom 3
3.91 x 2.47 (12'9" x 8'1")

Bathroom
2.47 × 1.90 (8'1" × 6'2")