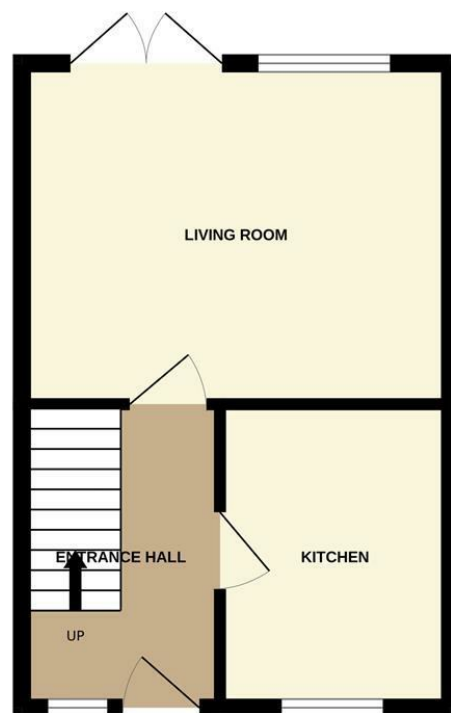
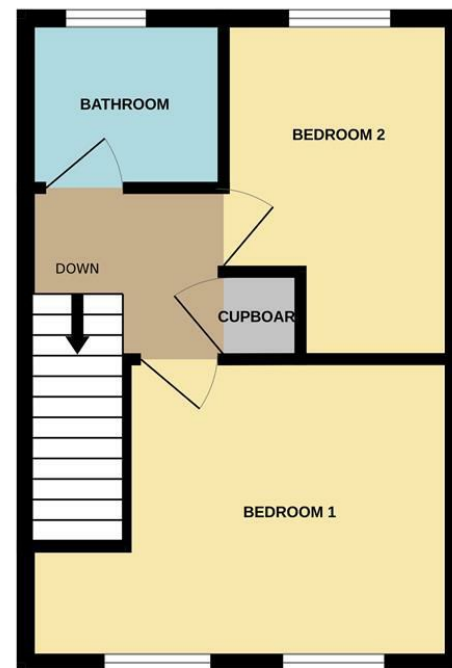


GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Modern Mid Terraced House

20 Hanson Park, Northam, Bideford, EX39 3SA

Guide Price

**£220,000**

- Modern Mid Terraced House
- Gas Central Heating
- Popular Location
- 2 Bedrooms
- Front and Rear Gardens
- An Ideal First Purchase
- Double Glazing
- Parking
- Must Be Viewed!

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Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Entrance Hall

### Kitchen/Diner

2.97m x 2.29m (9'9" x 7'6")

### Living Room

4.22m x 3.35m (13'10" x 11')

### Bedroom 1

4.27m max x 3.00m max (14' max x 9'10" max)

### Bedroom 2

3.40m x 2.13m (11'2" x 7')

### bathroom

20 Hanson Park comprises a modern mid-terraced two-storey house with brick-faced elevations for ease of maintenance, situated in a popular residential location within walking distance of Bideford town centre. The property benefits from PVC double glazing and gas-fired radiator central heating. Phillips Smith & Dunn consider the property to be ideally suited to first-time buyers, and an early internal inspection is strongly advised to avoid disappointment.

Briefly, the accommodation comprises a canopy porch leading into a welcoming entrance hall, with stairs rising to the first-floor accommodation. The living room overlooks the rear garden, while to the front of the property there is a well-appointed kitchen with ample storage and appliance space (the range-style cooker is included in the sale). To the first floor are two bedrooms and a bathroom fitted with a three-piece suite.

Northam is a popular village offering an excellent range of local amenities, including a GP surgery, dentist, post office, mini supermarket, library, primary school, pubs, restaurants, and a leisure centre. It is situated close to Bideford, a well-regarded town and working port located on the banks of the River Torridge. Bideford provides a wide range of amenities, including shops, schools for all ages, and leisure facilities. The Tarka Trail, a well-known walking and cycling route, passes through the town and offers stunning views of the river and surrounding countryside. The A39, also known as the Atlantic Highway, provides easy access to Barnstaple, North Devon's regional centre, which is home to the area's main shopping, business, and commercial facilities.

## Services

All mains Services Available

## Council Tax band

B

## EPC Rating

D

## Tenure

Freehold

## Viewings

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

