



The Spinney

Limers Lane, Northam, Bideford, Devon EX39 2RG

Price Guide: £565,000

An extremely spacious four bedroom detached bungalow with south-facing gardens and garage, superbly positioned half-way along the sought after Limers Lane, only a very short walk to the Rivers edge and the beautiful coastal path between Bideford and Appledore.

This property offers tremendous space throughout, which includes...

- Fabulous Private South Facing Rear Garden
- Modern Conservatory
- 1600sq.ft living space
- Four Generously Sized Bedrooms
- Lovely connecting Lounge, Dining Room and Kitchen
- Single Car Garage
- Lots of natural light
- Solar Panels

No chain. *Please note, some vacant rooms have been digitally dressed to showcase what the room would look like with furniture*

The property is situated within the highly sought after residential area of Limers Lane which leads down to the River Torridge and the South West Coastal Footpath. A superb location for scenic walking and connecting to Appledore or Bideford. This character residence is also situated within easy reach of Northam village – less than a mile away. There is an excellent range of facilities including shops, cafes, post office, doctors' and dentists' surgeries, public house, primary school and public swimming pool.

Accommodation Comprises:

Living Room

17'9 x 14'0 (5.41m x 4.29m)

Conservatory

7'11 x 14'8 (2.42m x 4.47m)

Kitchen/ Dining Area

18'6 x 13'8 (5.65m x 4.17m)

Utility Room

5'11 x 7'11 (1.81m x 2.41m)

Bedroom 1

10'8 x 14'6 (3.27m x 4.43m)

Bedroom 2

10'10 x 12'5 (3.30m x 3.79m)

Bedroom 3

12'0 x 12'10 (3.66m x 3.94m)

Bedroom 4

6'9 x 11'10 (2.06m x 3.61m)

Bathroom

5'10 x 12'10 (1.79m x 3.92m)

Shower Room

2'9 x 10'9 (0.84m x 3.30m)

Outside

The garden is of particular note, offering a large patio directly from the conservatory. From the patio, steps lead you to the private level grass garden where a sheltered store can be found towards the back of the garden. To the front is a long driveway, able to accommodate multiple vehicles and a single car garage.

Services: All main services connected. Gas fired central heating. Solar panels which generate electricity and income.

Energy Performance Certificate: C
Council Tax Banding: E

Directions

From Bideford Quay proceed along Kingsley Road to the Heywood roundabout. Take the second exit straight across signed to Northam and Appledore. Take the first right into Limers Lane and follow the road down the hill. Before you reach the bottom of the hill, the property can be found on the right hand side clearly marked by a Harding & Co for sale board.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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