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Limers Lane

The Helford

Ground Floor	Millimetres	Feet / inches
Living	6635 x 3090	21'9" x 10'2"
Kitchen / Dining	5925 x 3475	19'5" x 11'5"

First Floor	Millimetres	Feet / inches
Bedroom 1	3660 x 3140	12'0" x 10'4"
En-suite	2310 x 1180	7'7" x 3'10"
Bedroom 2	3205 x 3115	10'6" x 10'3"
Bedroom 3	2710 x 2390	8'11" x 7'10"
Bathroom	2165 x 2075	7'1" x 6'10"



Ground Floor



First Floor

Please note: other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.

Directions

Looking to sell? Let us value your property for free!
Call 01237 879797
or email bideford@phillipsland.com

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3 Bed House - Detached

Plot 12, The Helford Limers Lane, Northam, Bideford, EX39 2BZ

Asking Price
£360,000

- Spacious Design: 1,012 sq ft Total
- Quality Finish Award Winning Builder
- Highly Energy efficient
- Stylish Details Throughout
- Parking & Garage
- No Onward Chain





Overview

The Helford offers thoughtfully designed accommodation across two floors, with a total interior space of 1,012 sq ft. The ground floor opens into a welcoming entrance hall leading to a cloakroom, kitchen/dining area and a spacious living room with French doors opening onto the enclosed rear garden. Stairs with built-in storage rise to the first floor, where you'll find the master bedroom with en-suite, two further bedrooms and a family bathroom. Each home also comes with a garage and driveway parking.
Every property is finished with care, with plot-specific exteriors in a choice of render or brick, paired with tiled roofs and white-framed windows. Built by an award-winning local developer, these homes combine traditional materials with modern efficiency, backed by a 10-year Premier Guarantee warranty for peace of mind.

Inside, you'll find a fully fitted kitchen with eye-level electric oven, four-burner gas hob, stainless steel/glass splashback and extractor, along with integrated fridge/freezer and dishwasher. Depending on build stage, buyers may select from a choice of stylish units, generous cupboards and profile worktops with matching upstands.



Outside

Heating and energy efficiency are a priority: three-bed homes feature gas-fired combi boilers, while larger four-bedroom houses include condensing boilers with cylinders. Photovoltaic solar panels are fitted to every property. Bathrooms are finished with sleek white Duravit sanitaryware, contemporary taps, wall-hung toilets and chrome heated towel rails, complemented by recessed lighting in kitchens, bathrooms, cloakrooms and halls.

Practical touches run throughout, from USB-enabled sockets in key rooms and TV points in the living room and main bedrooms, to garages and parking with infrastructure for electric vehicle charging. Gardens are thoughtfully landscaped, with turfed front gardens or shrubs, and fenced rear gardens ready for you to enjoy.

Room list:

Ground Floor

Living Room
6.65 × 3.09 (21'9" × 10'1")

Kitchen
5.92m x 3.47m (19'5" x 11'4")

First Floor

Bedroom 1
3.66m x 3.14m (12'0" x 10'3")

En-Suite Room

Bedroom 2
3.20m x 3.11m (10'5" x 10'2")

Bedroom 3
2.71m x 2.39m (8'10" x 7'10")

Bathroom

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



