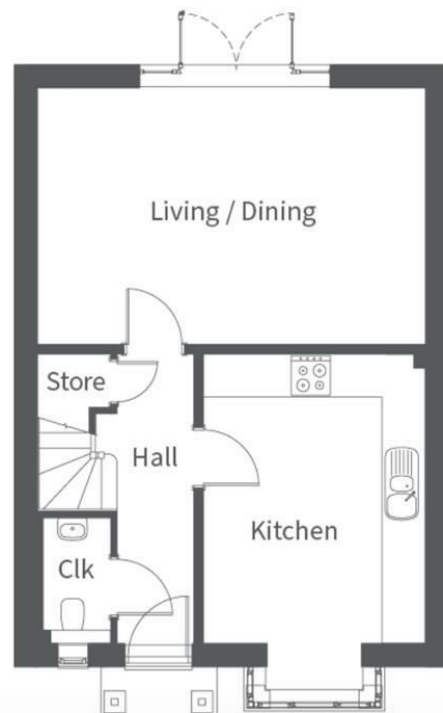


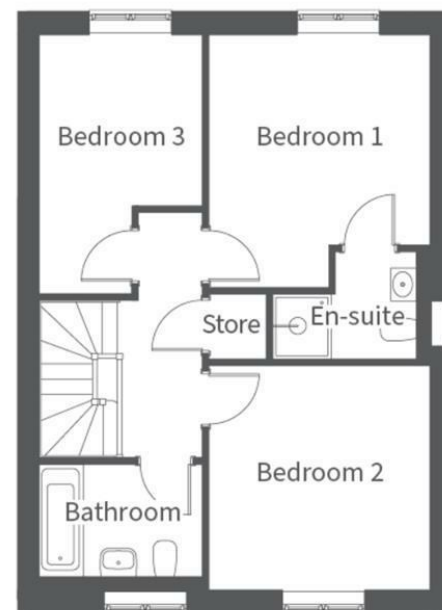
The Wessex

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



Ground Floor

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"



First Floor



3 Bed House - Semi-

The Wessex Plot 6 Limers Lane, Northam, Bideford, EX39 2BZ

Asking Price

£330,000

• STAMP DUTY PAID AND FLOORING INCLUDED

• MOVE IN FOR CHRISTMAS

Directions

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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 x 1.90 (8'1" x 6'2")

Overview

The heart of the home is undoubtedly the spacious kitchen diner, which offers a delightful space for culinary creations and family meals with integrated appliances and ample storage. The fully fitted kitchen come complete with an eye-level electric oven, four-burner gas hob /glass splash-back, extractor hood, integrated fridge/freezer, and dishwasher. quality worktops and matching upstands.

The welcoming living room is bathed in natural light, providing an elegant yet comfortable space to relax, entertain guests, or enjoy quality time with family. Patio doors lead to the south facing landscaped garden laid to lawn with an attractive shrub boarder and patio area perfect for outdoor dining. A staircase with useful under-stair storage rises to the first floor, where the principal bedroom with en-suite is joined by two further well-appointed bedrooms, a contemporary family bathroom and additional storage space.

The striking exterior combines an attractive rendered finish with a classic pantile roof and crisp white-framed windows, creating a timeless appearance with exceptional kerb appeal and a character all of its own.

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

Agent note: Some images have been digitally furnished/enhanced virtually for illustrative purposes.

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

