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GROUND FLOOR
1198 sq.ft. (111.3 sq.m.) approx.

TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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Anchorage

2 Glazon Way, Northam, Bideford, EX39 1TD

Guide Price
£395,000

- Modern Detached Bungalow
- PVC Double Glazing
- Ample Parking
- Superb Coastal Views
- Gas Central Heating
- Conservatory
- 3 Bedrooms
- Double Garage
- No Onward Sales Chain

Directions

From Bideford quay, depart in a northerly direction as though out of the town. Upon reaching Heywood Roundabout go straight across. Follow this road, passing the Durrant House Hotel on your right, passing the turning for Appledore on your right, and taking the next right, signed Northam, into Fore Street. Proceed into Northam Square, taking the road to the left of Urban Wave. Continue downhill, until where the road narrows, after which turn right into Appledore Road. Take the 2nd right into Skern Way, where turn right into Glazon Way, where number 2 is located on your left identified by a for sale board.

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

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2 Glazon Way is a modern detached traditional bungalow boasting generously sized, single-storey accommodation with PVC double glazing and gas central heating, set in a highly sought-after coastal location. The bungalow enjoys easy level access to the neighbouring village of Westward Ho!, Northam Burrows, and the nearby Royal North Devon Golf Club, while in the opposite direction lies the popular coastal village of Appledore. Offered to the market with no onward chain, Phillips Smith & Dunn, as selling agents, strongly recommend an early inspection for those seeking either a family home or retirement residence.

Briefly, the accommodation comprises an entrance hall with a WC off, together with an airing cupboard and loft access. There is a dual-aspect lounge featuring a fireplace, leading into a conservatory which enjoys superb coastal views across Northam Burrows towards Saunton Sands in the distance. The kitchen/diner offers ample storage and a selection of integrated appliances, while also benefitting from similar coastal views. There are three bedrooms, including two doubles with fitted wardrobes, and a single bedroom. A bathroom fitted with a four-piece suite completes the accommodation.

Northam is a highly popular Torridgeside village offering many everyday amenities, including a range of shops, village inns, medical facilities, places of worship, primary schooling, and access to the delightful Northam Burrows. Nearby, approximately five minutes' drive away, is the working port and market town of Bideford, situated on the banks of the River Torridge, which offers a wider selection of everyday amenities together with schooling for all ages. Also close by is the former fishing village of Appledore, renowned for its quaint narrow streets and quayside, while the coastal village of Westward Ho!, with its long sandy beach, is within easy reach and accessible via a level walk. Barnstaple, North Devon's regional centre, offering the area's main shopping, business, and commercial facilities, is approximately 25 minutes' drive away.

Services

All Mains Services Available

Council Tax band

D

EPC Rating

TBA

Tenure

Freehold

Viewings

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

Outside

To the front of the bungalow is a lawned garden, together with a double-width driveway leading to a DOUBLE GARAGE measuring 19'1" x 18'4", fitted with up-and-over doors (one of which is electrically operated), power, lighting, and eaves storage, along with a personal door providing access to the rear garden.

The rear garden is level and fully enclosed, with a side access gate, and is laid mainly to a paved patio, lawn, and flower borders. From the rear of the property, panoramic views can be enjoyed across Northam Burrows and towards Saunton Sands in the distance.

Room list:

Entrance Hall

Lounge
5.08m x 3.76m (16'8" x 12'4")

Conservatory
2.90m x 2.49m (9'6" x 8'2")

Kitchen/Diner
4.47m x 2.97m (14'8" x 9'9")

WC

Bedroom 1
3.96m x 3.00m (13' x 9'10")

Bedroom 2
3.25m x 2.84m (10'8" x 9'4")

Bedroom 3
2.90m x 2.13m (9'6" x 7')

Bathroom
2.82m x 2.06m (9'3" x 6'9")