



38 Daneshay, Northam, Bideford, Devon, EX39 1DG
Guide price £287,500



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Great opportunity to put your own stamp on this spacious 3 bed detached bungalow in a most desirable and convenient location, close to the coast! Long driveway, garage and generous gardens. uPVC Double glazed windows. NO ONWARD CHAIN!

- DETACHED BUNGALOW
- 3 BEDROOMS
- DESIRABLE LOCATION
- UPVC DOUBLE GLAZING
- LEVEL REAR GARDEN
- DRIVEWAY PARKING
- GARAGE
- SOME UPDATING REQUIRED
- PRIVATELY LOCATED
- NO ONWARD CHAIN

This spacious and privately located 3 bedroom bungalow is situated within a generous plot, in a sought after residential location, close to the coast. It benefits from a long driveway and garage and sits comfortably within its mature gardens. Due to the size of the plot, there is potential to extend the property, subject to the normal permissions being granted. Whilst the property benefits from uPVC double glazed windows throughout, it would benefit from some refurbishment and modernization. It is a fantastic property offering huge potential and is being sold with no onward chain.

Northam really does have everything you could wish for in a village, including an excellent bus service that runs into Barnstaple via Bideford. Situated around the central square is a small supermarket, post office, church, newsagents, together with the nearby library, pubs and restaurants, health centre, dentist, junior school, friendly golf club and swimming pool complex. Westward Ho!, a coastal resort famed for its sandy Blue Flag beach, is just over a mile away as is the quaint former fishing village of Appledore. It is a similar distance to the Quay Front in Bideford, a market town and port, which offers an excellent range of shopping facilities and amenities. Nearby Northam Burrows Country Park offers miles of scenic walking. It is less than a mile to the nearest junction of the A361 North Devon Link Road, connecting with the M5 at Tiverton. This also gives good access to Barnstaple, the area's regional centre, which is about 10 minutes driving distance.



For room measurements see floorplan, all measurements being approximate.

Hallway: Doors to all rooms, hatch to loft space, store cupboard and airing cupboard with sliding doors, fitted shelves and hot water cylinder.

Kitchen/Breakfast Room: Fitted kitchen with range of floor and wall mounted cupboards, single sink drainer unit, space and plumbing for washing machine, space for cooker and fridge/freezer, work surfaces with tiled splashbacks, space for table and chairs, vinyl flooring. Large picture window overlooking and door opening to the rear garden. Gas fired heater.

Living Room: Large picture window to front aspect, feature gas fire inset to marble effect surround with timber mantel. Electric panel heater.

Bedroom 1: Large double glazed window to rear aspect, overlooking the garden

Bedroom 2: Window to front aspect.

Bedroom 3: Window to side aspect.

Bathroom: Opaque window, white suite comprising low level W/C, pedestal hand basin, shower cubicle with Mira electric shower. Fully tiled.

Outside: To the front of the bungalow is a long driveway, leading to the single **Garage** with up and over door and rear pedestrian access. The front garden is large enough to create further parking if desired. There are lawn areas to the front and rear and the gardens are attractively planted with mature shrubs and hedging.

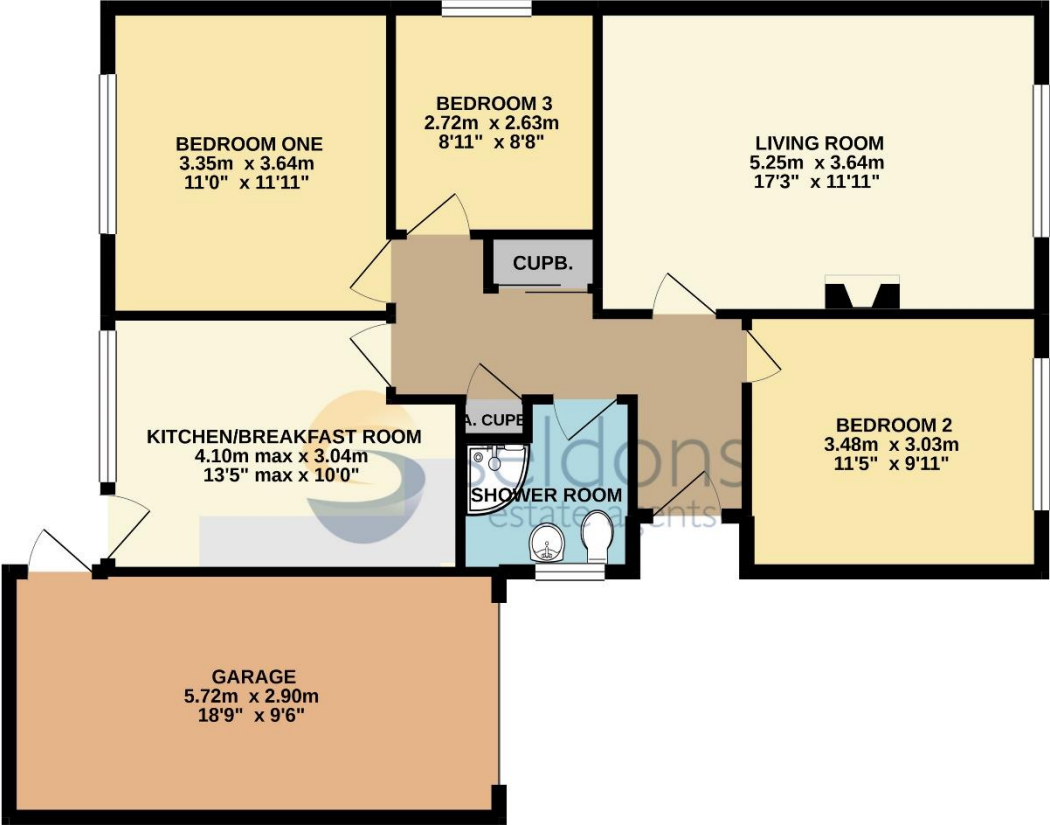
Access is available around all sides of the bungalow and the good size garden to the rear offers a paved seating area and a high degree of privacy.

Services: All mains are connected. **Tenure:** Freehold
Council Tax: Band C

Directions: From Bideford Quay, drive to the A39 Heywood Road roundabout and across towards Westward Ho! Northam and Appledore. Drive past the Durrant House Hotel on the right and take the right turn onto Churchill Way. Take the fifth left turning into North Street and Daneshay is the first on the right hand side. The property will be found after a short distance on the right.



GROUND FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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