



BRIGHTS
ESTATE AGENTS



2 WEST MOOR WAY, NORTHAM, BIDEFORD. EX39 ISP - GUIDE £275,000

Detached two bed bungalow sitting in a generous corner plot with a private rear garden but in need of some general modernising and updating. Occupies a popular location on the edge of Northam village, which offers a good range of facilities & amenities. Available with no onward chain.



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Being part of the popular Burrows Park development within half mile of Northam village square with its selection of local shops and stores, Churches, Medical Centre, Dental Surgery, Library and indoor heated Swimming Pool and gym.

The village Junior and Infants Schools are close by as is the Northam Burrows Country Park which is the home of the Royal North Devon Golf Club and allows access to the Pebble Ridge and long sandy beach stretching for well over 1 mile from the nearby seaside resort of Westward Ho!

SERVICES: All mains connected. Gas central heating. Wood effect uPVC double glazed windows.

COUNCIL TAX BAND: C.

DIRECTIONS: From Bideford proceed to Northam village passing through the Torridge Bridge roundabout turning down into the centre opposite the War Memorial, upon reaching the Square continue straight past the Urban Wave Salon into Sandymere Road which veers around to the left. Continue for approx. 300 metres taking the turning right into the Appledore Road and then first right into the Burrows Park development. Follow the road to the right and the bungalow will be the first on your left.

ACCOMMODATION (all measurements are approximate):

UPVC double glazed door into:

ENTRANCE HALL: Built-in cloaks and footwear cupboard, hatch to loft space and shelved airing cupboard housing the hot water cylinder. Radiator and fitted carpet.

LIVING ROOM: 5.19m x 3.36m Wall mounted gas fire, original aluminium double glazed sliding door into the rear garden. Radiator and fitted carpet. Pleasant aspect over the garden and onto the Northam Burrows.

KITCHEN/DINING ROOM: 5.07m x 2.66m Working surface incorporating single drainer stainless steel sink unit with tiled splashback. Space for cooker, plumbing and space for washing machine, cupboards and drawers with matching wall units. Wall mounted Worcester gas fired boiler. Radiator, fitted carpet and vinyl flooring. Door into:

REAR HALL: Tiled flooring and UPVC double glazed door into the garden and pedestrian door into the garage.

BEDROOM ONE: 3.68m x 3.25m Radiator and fitted carpet.

SHOWER ROOM: Corner shower cubicle with splash boarding fitted, low-level dual flush WC and wash basin vanity unit. Fully tiled splashback, chrome ladder style radiator and vinyl flooring.

BEDROOM TWO: 3.37m x 2.79m max Built in double doors, wardrobes, radiator and fitted carpet.

OUTSIDE: The bungalow sits in a generous corner plot with wraparound lawn area and an adjacent driveway with parking for at least two cars. This leads to the **GARAGE** 4.68m x 2.73m having an up and over door, overhead storage, power and light. A side gate takes you into the well-kept fully enclosed **REAR GARDEN** having stone chippings, patio area, level lawn with attractive flowerbeds and a pleasant aspect over Northam burrows. Outside water tap and garden shed.



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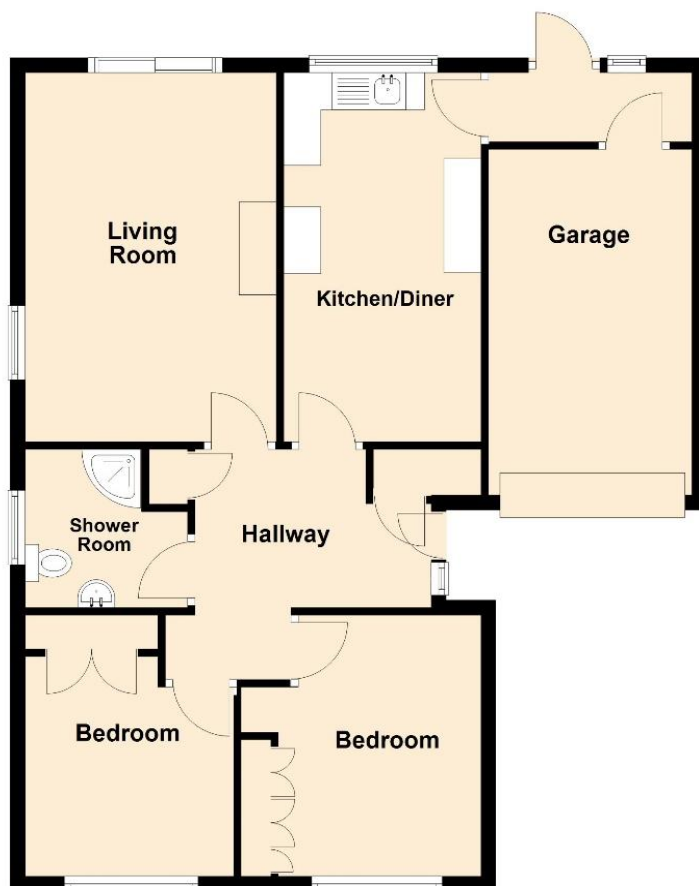
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Total area: approx. 81.5 sq. metres (877.7 sq. feet)

NOT TO SCALE – FOR IDENTIFICATION ONLY

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS – It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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