



BRIGHTS
ESTATE AGENTS



32 RICHMOND PARK, NORTHAM, BIDEFORD. EX39 IER
GUIDE £279,950

Detached three bed bungalow positioned on a corner plot within the popular development of Richmond Park in Northam. The property has a driveway to the rear with a detached garage but is in need of modernising throughout with no onward chain.



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Situated on the edge of Northam village but still within reasonable reach of the square which offers traditional amenities including mini supermarket with sub post office facility, church, newsagents etc. In addition to this Northam also has an indoor swimming complex, library, dental surgery, chemist, doctors surgery, junior and infant schools. Convenient to the Royal North Devon championship links golf course

Close at hand is the popular Northam Burrows Country Park which offers many attractive walks and stunning vistas plus Westward Ho! with its long sandy beach and championship golf course. The historic former fishing village of Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow, is within short driving distance. A regular bus service provides access to the port and market town of Bideford, approximately 1.5 miles distant, where a wide range of national/local shops and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 11 miles distant, and beyond to the national motorway network.

SERVICES: All mains services. Gas fired central heating. uPVC double glazed windows.

COUNCIL TAX: Band C.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford proceed in a northerly direction along the Kingsley Road (passing Morrisons on your right-hand side) up into Heywood Road passing through the large Torridge Bridge Roundabout. After a further half a mile or so take the turning right (signposted Northam) by the war memorial down into the village centre passing through the square and veering right into Sandymere Road. Continue to the bottom of the hill passing Tadworthy Road, taking the next turning left into Richmond Park and then bearing right. Follow the road and the bungalow will be the last bungalow on your the left-hand side displaying its number and a BRIGHTS for sale board.

The accommodation is at present arranged to provide (measurements are approximate):-

UPVC double glazed door into: **ENTRANCE PORCH:** Tiled flooring and UPVC double glazed door into:

HALLWAY: Cupboard housing Worcester boiler and hot water tank. Hatch to loft space, broom cupboard, radiator and fitted carpet.

LIVING ROOM: 5.04m x 3.62m Triple aspect room with tiled fireplace and hearth. Fitted carpet and two radiators.

KITCHEN: 3.30m x 2.25m Working surface incorporating single drainer stainless steel sink unit. Cupboards and drawers with matching wall units. Tiled splashback, space for cooker. Vinyl flooring.

UTILITY ROOM: 2.17m x 2.05m Tiled flooring and UPVC double glazed door into the rear garden.

BEDROOM ONE: 3.95m x 3.17m Radiator and fitted carpet.

BEDROOM TWO: 3.36m x 3.03m Radiator and fitted carpet.

SHOWER ROOM: Large easy access walk in shower being fully tiled, wash basin and low-level WC. Radiator and vinyl flooring.

BEDROOM THREE: 3.17m x 2.10m Radiator and fitted carpet.

OUTSIDE: The bungalow sits on a corner plot with a large level lawn area bordered by mature shrubs and bushes. To the rear of the property is a long driveway leading to a detached **GARAGE:** 4.84m x 2.44m with an up and over door. The **REAR GARDEN** has a small lawn area with rockery, patio, overgrown shrubs and flowerbeds. Garden shed and cold water tap.



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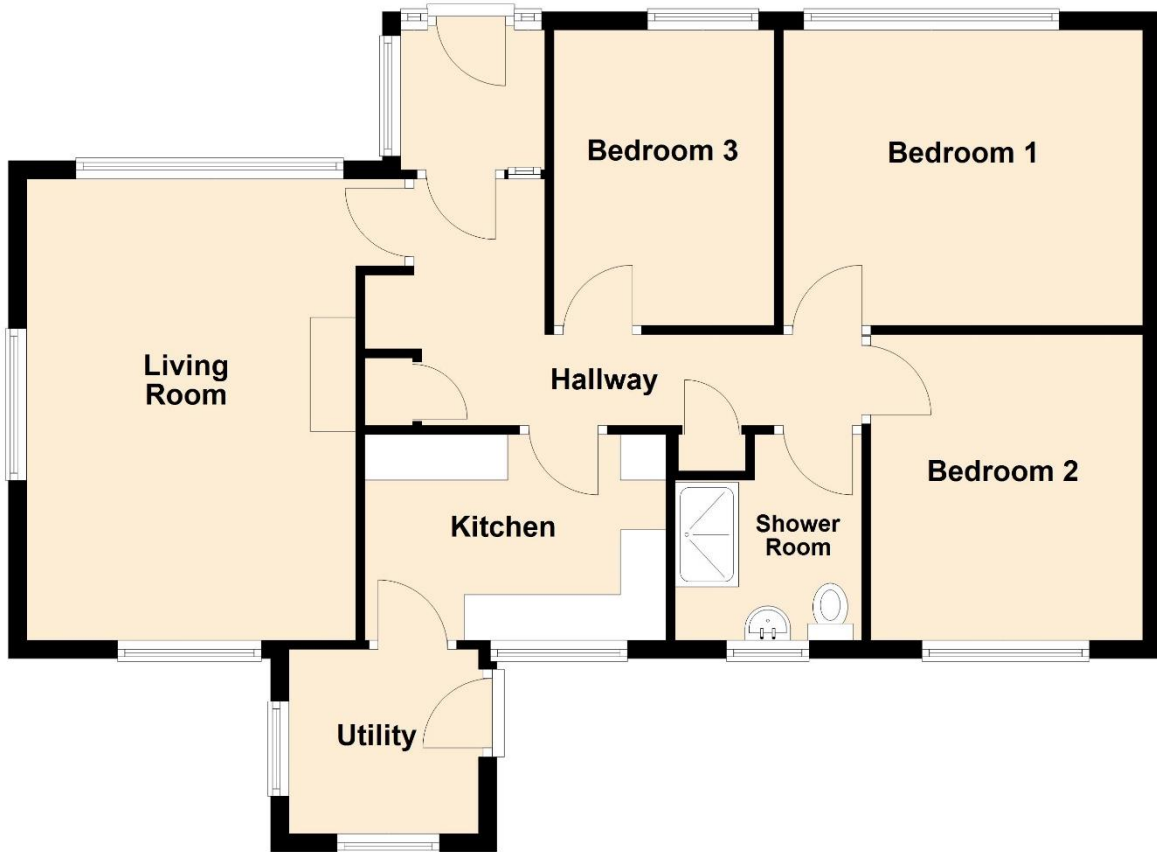
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Total area: approx. 79.8 sq. metres (859.3 sq. feet)

FOR IDENTIFICATION ONLY NOT TO SCALE

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 |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 87 |
| (69-80) | C | | |
| (55-68) | D | 70 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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