



**3 DANESHAY, NORTHAM, BIDEFORD. EX39 1DG - GUIDE: £289,950**

Immaculate detached two bedroom bungalow with living/dining room, kitchen breakfast room and a large driveway with covered canopy having space for at least 2/3 cars. The property benefits from a low maintenance rear garden and is within a short walk of the Northam village square.





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Daneshay is a popular bungalow development completed in the 1960's and is within reasonable walking distance of the village square which offers traditional amenities including mini supermarket with sub post office facility, church, newsagents, coffee shop, two pubs etc. In addition to this Northam also has an indoor swimming complex, library, dental surgery, chemist, doctors surgery, junior and infant schools.

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 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:** Mains electric, gas, water and drainage connected. Mostly UPVC double glazed windows and external doors with some internal single glazed windows.

**TENURE:** Freehold.

**COUNCIL TAX BAND:** C.

**DIRECTIONS:** From Bideford proceed in a northerly direction as towards Northam, Appledore and Westward Ho! Pass through the Heywood Road roundabout (at the end of the Torridge Bridge) and after a further half mile or so take the turning right just before entering Northam Village as signposted to Appledore. Continue passing the Swimming Pool complex on the right and after a further 100 yards or so turn sharp left into North Street and then right into Daneshay. Within a short distance number 3 will be found on the left hand side with number and For Sale board displayed.

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

UPVC double glazed double doors into: **ENTRANCE PORCH:** Fitted carpet. Single glazed door into:

**ENTRANCE HALL:** Large sliding door cupboard with fitted shelving, laminate flooring and radiator. Shallow cupboard with access to the shower pipework and hatch to loft space.

**LIVING/DINING ROOM:** 7.74m x 3.66m Coal effect electric fire with slate hearth, two radiators and fitted carpet. Large picture window to the front of the property.

**BEDROOM TWO:** 3.64m x 3.06m Fitted wardrobes, cupboard with overhead storage and wall mounted gas fired boiler. Wash basin with tiled splash back, radiator and fitted carpet.

**SHOWER ROOM:** Large shower cubicle with electric shower fitted and splash boarding. Wash basin, low-level dual flush WC combination unit. Bidet, extractor fan and vinyl flooring. Chrome ladder style radiator.

**BEDROOM ONE:** 3.75m x 3.67m Radiator and fitted carpet.

**KITCHEN/BREAKFAST ROOM:** 4.11m x 3.08 max Working surface incorporating single drainer stainless steel sink unit with tiled splashback. Plumbing and space for under counter dishwasher and washing machine. Fitted cooker with overhead extractor. Cupboards and drawers with matching wall units. Laminate flooring and double glazed door into:

**CEDARWOOD STYLE CONSERVATORY:** 3.40m x 2.50m Vinyl flooring and door into the rear garden.

**OUTSIDE:** To the front of the property is a generous driveway being half canopy covered with space for at least three cars. **ATTACHED GARAGE** with automatic roller door 5.14 m x 2.51m having power and light. Adjacent is a low maintenance stone chippings area with rockery, small shrubs and bushes. There is gated access down both sides of the bungalow taking you into the well thought out, low maintenance west facing **REAR GARDEN** being predominantly stone chippings with attractive decorative plant pots, trees, bushes and gazebo.



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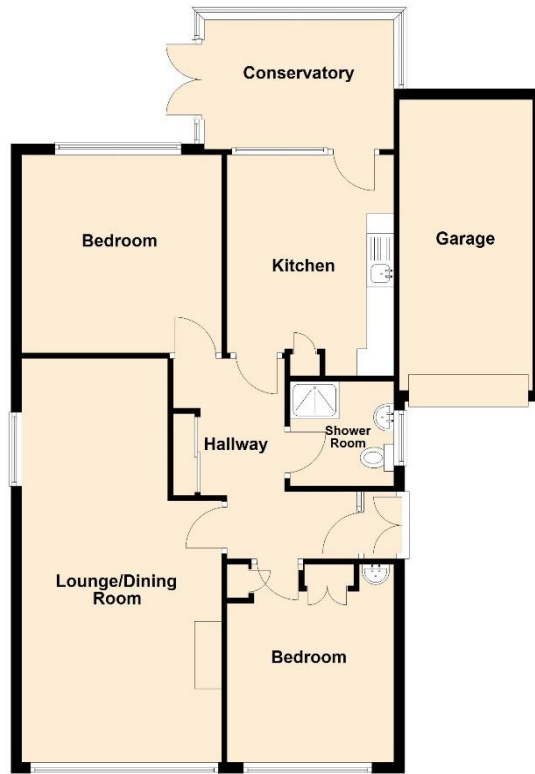
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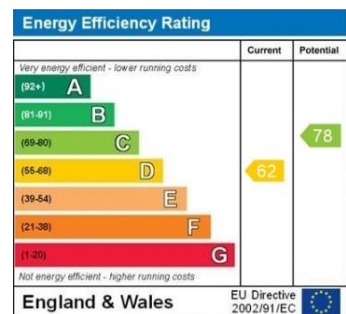
Total area: approx. 100.4 sq. metres (1080.2 sq. feet)

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