



BRIGHTS
ESTATE AGENTS



2 GREENACRE CLOSE, NORTHAM, BIDEFORD. EX39 1DA
GUIDE: £290,000

Link detached 2 bed bungalow having been extended to offer generous sized accommodation which enjoys a light and airy feel. Commanding a fabulous panoramic aspect to the front with distant coastal and rural views. Occupying a pleasant location not far from the village amenities and available with no onward chain.



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The bungalow will be found to offer spacious accommodation, with a light and air feel (majority of rooms benefiting from having 2 windows), which is complimented by well tended gardens and occupies a most pleasant location being at the lower side of Windmill Lane and after the short sharp incline out of Greenacre Close (should you use the pedestrian rear access from the property this does negate the incline) is a reasonable level walk to Northam village centre which affords a host of locally owned shops and stores, supermarket and public houses. In addition the village also offers a medical centre, dental surgery, churches and indoor heated swimming pool complex.

Northam is also the home of the Royal North Devon Championship Golf Course which adjoins the Pebbleridge and long sandy beach which extends from the seaside resort of Westward Ho! approximately 1 mile away. Regular bus services commute to the nearby Port and Market Town of Bideford (approx. 1.5 miles).

SERVICES: All mains connected. Gas fired central heating served by a combination gas boiler. Upvc double glazed windows and exterior doors.

COUNCIL TAX BAND: C

TENURE: Freehold

DIRECTIONS: From Bideford Quay travel towards the 'new bridge' roundabout, passing Morrisons on your right-hand side. At the roundabout go straight on, signposted to Westward Ho! Northam and Appledore. At the Appledore 'slip road' (after the Durrant House Hotel) turn right and continue along up to the swimming pool and take the turning right just after, into Windmill Lane. Continue into Windmill Lane and the entrance to Greenacre Close will be found on the left and the bungalow will be found on the left-hand side with number displayed.

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

Upvc double glazed entrance door, with matching side screen, giving access to:-

SPACIOUS RECEPTION HALL: Built-in airing cupboard which houses wall mounted gas combination boiler and radiator. Access hatch to loft space. Cloak fixture. Telephone point. Central heating radiator. Carpet as laid.

BEDROOM: 9'11" (3.04m) x 9'11" (3.04m) 2 Upvc double glazed windows (1 with fitted vertical blinds) which enjoy a fabulous panoramic view with encompasses a coastal and rural aspect. Dado rails. Central heating radiator. Carpet as laid.

LIVING ROOM: 17'10" (5.44m) x 11'6" (3.52m) 2 Upvc double glazed windows (both with fitted vertical blinds) with the main window enjoying a fabulous coastal and rural aspect. Gas fire with wooden surround and a marble effect inset. Dado rails. Central heating radiator. Carpet as laid.

BEDROOM: 14'9" (4.5m) x 11'6" (3.53m) 2 Upvc double glazed windows (both with fitted vertical blinds) with aspect over the side and rear gardens. Dado rails. Central heating radiator. Carpet as laid.

DINING ROOM: 11'2" (3.42m) x 8'7" (2.64m) Dado rails. Central heating radiator. Carpet as laid. Wide opening to:-

KITCHEN: 21'1" (6.45m) x 8' (2.44m) A fabulous addition with 2 upvc double glazed windows (both with fitted vertical blinds) having an aspect over the rear garden. Domed ceiling skylight. Working surface, complimented by tiled splashback, incorporating generous sized sink unit and 4 ring gas hob (concealed extractor over) with a good range of cupboards and drawers below together with space for 2 appliances. Built-in 'eye level' double oven with cupboards above and below. Matching range of wall cabinets. American styled fridge/freezer set into recess with storage cupboard over and 'pull out' shelved storage units either side. Central heating radiator. Obscure upvc double glazed door to outside. Slate effect vinyl floor covering.

STUDY/BEDROOM: 9'1" (2.79m) x 7'1" (2.17m) Upvc double glazed window with fitted vertical blinds and a fabulous aspect. Built-in cupboard with electric bar heater. Shelved recess. Central heating radiator. Carpet as laid.

SHOWER ROOM: 8'2" (2.51m) x 6'2" (1.89m) narrowing to 4'5" (1.36m) Full wall tiling with 2 obscured upvc double glazed windows. Wash hand basin with storage cupboards under. Low level wc. Shower area with screening panels, curtain, folding seating and a Mira electric shower unit. 2 Wall mounted medicine cabinets. Electric fan heater. Central heating radiator.

OUTSIDE: To the front there is a sloping driveway that allows for parking for at least 3 cars. The garden to the front is lawned and surround by shrub and plant beds. There is a paved seating area that takes advantage of the elevated position which commands a fabulous aspect. The side garden is also lawned and on a slight slope with shrub and plant bed borders.

To the rear is an extensively paved and secluded garden area with planting bed and corner shed/summerhouse.

From the rear of the property there is a most useful pedestrian pathway which gives access to the upper part of Greenacre Close so making the access out of the close much easier.





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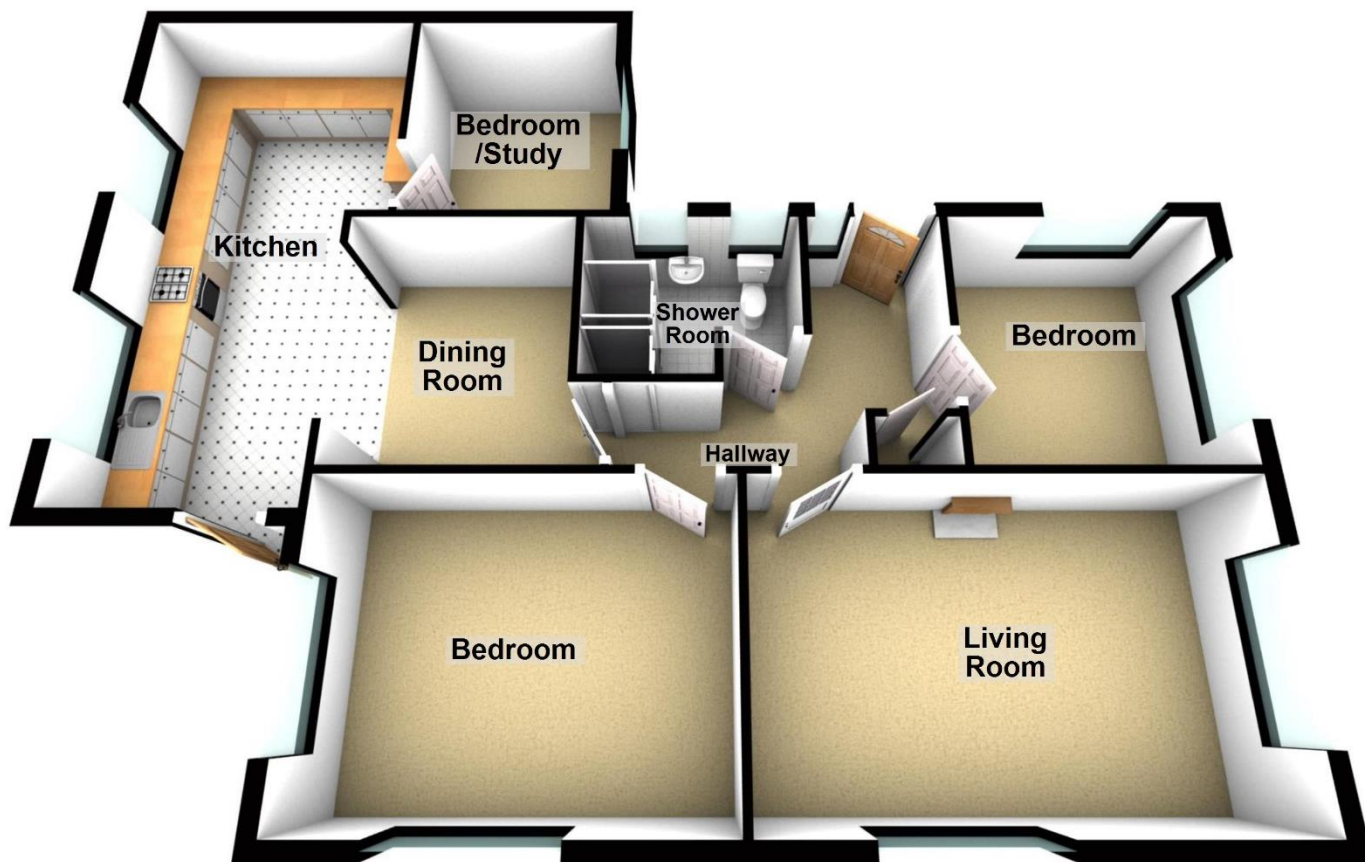
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NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 94.5 sq. metres (1,017 sq. feet)

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.

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Applicants should verify details by personal examination and enquiry.

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

Directors: K J Bright FRICS and S A Bright BSc (Hons)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

