



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

26 Daneshay  
Northam  
Bideford  
Devon  
EX39 1DG

**Asking Price: £350,000 Freehold**



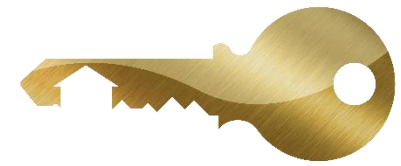
Changing Lifestyles

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26 Daneshay, Northam, Bideford, Devon, EX39 1DG

## A DETACHED BUNGALOW OFFERING SCOPE FOR UPDATING



- 3 Bedrooms

- Bright & spacious Lounge filled with natural light
  - Kitchen - generous in size
- Clean, neutral & practical throughout, with quality flooring already in place
- Driveway parking & Attached Single Garage
  - Level & well-proportioned rear garden
  - With its detached status, manageable footprint, generous plot size & clear potential to improve, an early viewing is strongly recommended



Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways together with an intimate and friendly, award winning restaurant. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has an excellent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho!

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## Changing Lifestyles

Occupying a generous and level plot in this popular residential setting, 26 Daneshay is a well-proportioned 3 Bedroom detached bungalow with excellent scope for updating and personalisation. Offering a flexible layout and strong fundamentals, this is an ideal opportunity for those seeking single-storey living with potential to enhance and add value.

The accommodation is arranged around a central Hallway, with all rooms accessible from this core space. The bright and spacious Lounge enjoys a wide front aspect window that fills the room with natural light. Across the hall is the Kitchen, which is notably generous in size and offers ample space to redesign with modern units, dining space, and additional storage options. While the Kitchen and Bathroom would benefit from cosmetic refurbishment, the internal presentation is clean, neutral and practical throughout, with quality flooring already in place.

There are 3 Bedrooms in total (2 comfortable doubles and a third that would make an ideal home office, nursery or occasional guest room). The overall internal space is well laid out and allows for a clear flow between rooms, making it equally suitable for retired buyers, couples or small families.

Outside, the property boasts a good sized lawned front garden with driveway parking leading up to an Attached Single Garage. The garage is also accessible separately from the rear garden, providing useful through-access and storage potential. The rear garden is level and well-proportioned, offering a blank canvas for landscaping or outdoor entertaining, with plenty of room for patios, planting or even a conservatory extension, subject to the relevant permissions.

With its detached status, manageable footprint, generous plot size and clear potential to improve, 26 Daneshay represents an increasingly rare chance to secure a solid bungalow in a peaceful, established setting. Early viewing is strongly recommended to appreciate the position and possibilities this property has to offer.

### Council Tax Band

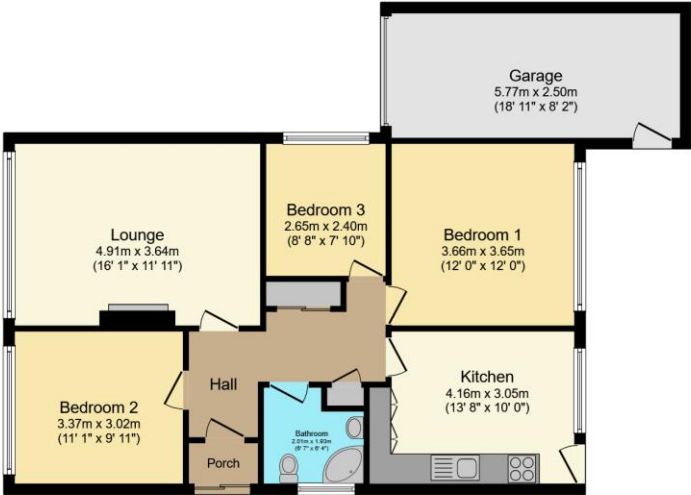
C - Torridge District Council



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Floor Plan  
Floor area 90.6 sq.m. (975 sq.ft.)

Total floor area: 90.6 sq.m. (975 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)



## Directions

From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning onto Churchill Way signposted Appledore. Follow this road passing the Torridge Pool on your right hand side. Take the next left hand turning onto North Street and the first right hand turning into Daneshay. Number 26 will be situated in the first cul-de-sac on your right hand side with a numberplate clearly displayed.

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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