



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 Hanson Park  
Northam  
Bideford  
Devon  
EX39 3SA

**Asking Price: £250,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



4 Hanson Park, Northam, Bideford, Devon, EX39 3SA

## A DELIGHTFUL SEMI-DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms
- Well-proportioned Lounge
- Conservatory opening to a quaint & private patio garden
- Well-laid out Kitchen with oven, gas hob and dishwasher
- Driveway parking & Detached Garage
- Modern Bathroom
- No onward chain
- Tucked away setting offering privacy, while still benefiting from excellent accessibility to shops, bus routes & road connections



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. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has a decent 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

Tucked away within a small and peaceful close is this delightful 2 Bedroom semi-detached bungalow - an ideal choice for those seeking single-level living with the convenience of nearby amenities and excellent transport links. This property enjoys a private position while being only a short distance from Bideford Town, Northam Village and the Atlantic Highway, making it a practical yet inviting home.

The accommodation is light and welcoming, beginning with a well-proportioned Lounge that forms the heart of the home - perfect for relaxing or entertaining. From here, doors lead to 2 comfortable Bedrooms, one of which features fitted storage, while the other has access into a Conservatory. This well-constructed Conservatory opens onto a quaint and private patio garden that has been thoughtfully designed to provide both ease of maintenance and a tranquil outdoor retreat.

The Kitchen is well laid out and comes with an oven, gas hob and dishwasher - all included in the sale and very lightly used. A door from here offers convenient side access, leading to the front driveway and a Detached Garage, or through a gate into the rear garden. A modern Bathroom completes the interior, ensuring the bungalow is ready to move into and enjoy.

The property's position is particularly appealing, with its tucked away setting offering privacy, while still benefitting from excellent accessibility to shops, bus routes and road connections. With no onward chain, this property represents an exciting opportunity for downsizers, retirees or those looking for a low-maintenance home in one of Northam's most popular neighbourhoods.

This charming bungalow really does combine practicality, comfort and privacy, making it a property well worth viewing.

### Council Tax Band

B - Torridge District Council

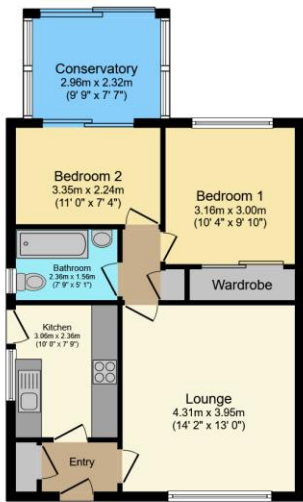


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Floor Plan  
Floor area 61.6 sq.m. (664 sq.ft.)

Total floor area: 61.6 sq.m. (664 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 the Heywood Road roundabout and after passing the right hand turning for Orchard Hill, take the next right hand turning into Hanson Park. Follow the road for a short distance until you reach the left turn into a close of three bungalows. Number 4 will be found on your right hand side at the end 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	66 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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