



Bond
Oxborough
Phillips

Changing Lifestyles

25 Hanson Park
Northam
Bideford
Devon
EX39 3SA

Asking Price: £225,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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

A WELL-KEPT SEMI-DETACHED HOME WITH A CONSERVATORY



- 2 Bedrooms

- Bright & spacious Living Room

- Kitchen, ready for updating

- South-facing, low-maintenance & fully enclosed rear garden

- This property is clean, tidy & ready for someone to put their own stamp on

- Neat driveway providing generous parking

- Located within easy reach of Bideford's amenities, schooling & commuter routes



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25 Hanson Park offers a fantastic opportunity to acquire a well-kept 2 Bedroom semi-detached home in a popular and convenient Bideford location. Though the décor is dated, the property has been exceptionally well-maintained throughout, providing a solid, comfortable base that can be lived in immediately while buyers modernise at their own pace. With generous parking, a sunny garden and a versatile Conservatory, this is a brilliant prospect for first time buyers, downsizers or investors looking for a reliable and manageable project.

To the front is a neat driveway with ample room for multiple vehicles, extending down the side of the property to offer a total capacity of around 4 cars - an excellent asset for this area.

Stepping inside, the Entrance Hall leads into a bright and spacious Living Room. The layout flows into the Kitchen, which, although ready for updating, is perfectly functional and large enough to redesign to suit individual tastes. Another feature of the home is the Conservatory, accessed from the Kitchen. Overlooking the south-facing rear garden, it adds a valuable extra reception space - ideal for dining, relaxing or simply enjoying the warmth of the sun. Upstairs are 2 comfortable Bedrooms, both of good proportions, along with a well-maintained Bathroom. As with the rest of the property, everything is clean, tidy and ready for someone to put their own stamp on.

The garden, itself, is low-maintenance and fully enclosed, offering a safe space for children or pets, and plenty of scope for those who enjoy gardening or outdoor entertaining.

Located within easy reach of Bideford's amenities, schooling and commuter routes, 25 Hanson Park combines reliable construction, practicality and potential. Buyers seeking a sensibly priced home with the chance to modernise and add value will find this a particularly appealing option.

Council Tax Band

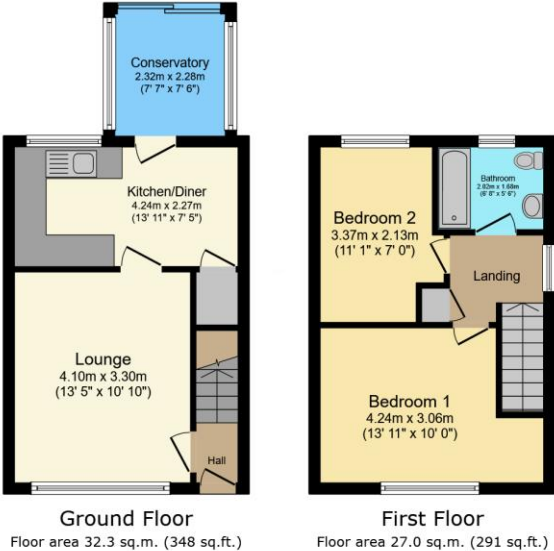
B - Torridge District Council



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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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed towards Northam passing Rydon Garage on your left hand side. Just prior to the Heywood Road roundabout, take the right hand turning into Hanson Park. Follow the road into the development taking the first left hand turning and turn right into the first cul-de-sac to where number 25 will be found towards the left corner.

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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