



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](mailto: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.

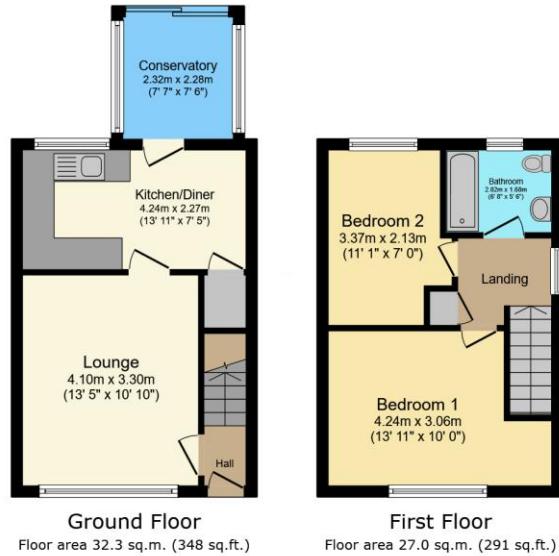
The garden, itself, is low-maintenance and fully enclosed, offering a safe space for children or pets, and plenty of scope for those who enjoy gardening or outdoor entertaining.

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



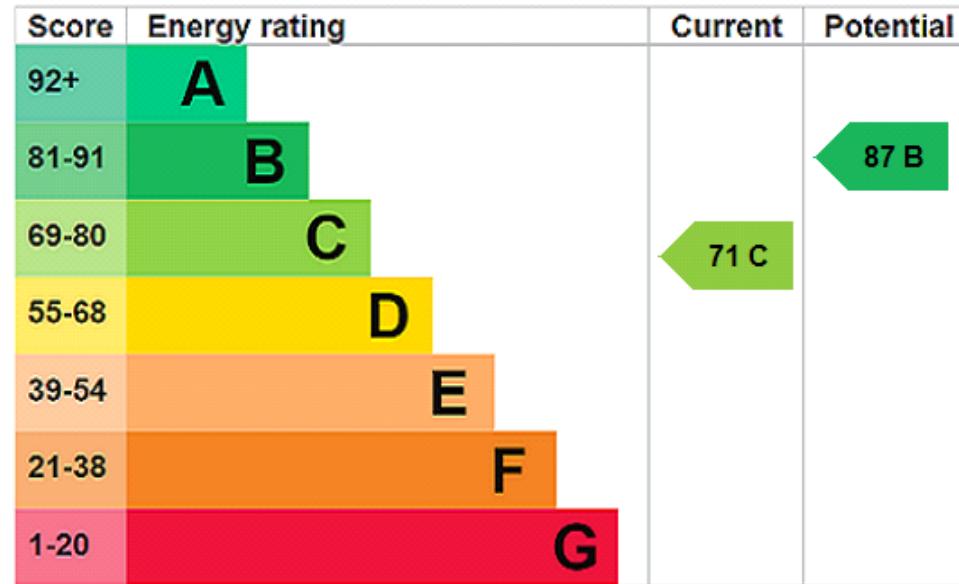


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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