



Bond
Oxborough
Phillips

Changing Lifestyles

3 Hanson Park
Northam
Bideford
Devon
EX39 3SA

Asking Price: £275,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

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

A FRESHLY DECORATED DETACHED BUNGALOW



- 3 Bedrooms

- Spacious bay fronted Living Room
- Well-equipped Kitchen opening onto the garden
- Modern Bathroom
- Freshly decorated & new flooring throughout
- Generous & enclosed rear garden with patio & lawn
- Driveway parking & Detached Garage
- Walking distance to Bideford Town Centre, the River Torridge & Victoria Park



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

Available for sale with no onward chain, this wonderfully spacious 3 Bedroom detached bungalow represents a rare opportunity to secure a very competitively priced home in the highly-regarded and well-established Hanson Park area on the northern side of town. The town centre, river and beautiful Victoria Park are all within easy walking distance along with further pleasant walking routes towards Northam and Appledore.

The property benefits from off-road parking and a Detached Garage positioned alongside the bungalow while inside it has recently been redecorated to a very high standard with new flooring throughout, helping to create a fresh, inviting and immediately comfortable living environment that feels very much move-in ready.

An Entrance Porch with useful storage leads into a light-filled and generously sized Living Room featuring a lovely bay window looking over the neat front lawn and offering excellent versatility for different lounge and dining arrangements. The Main Bedroom sits to the rear with built-in mirror-fronted wardrobes and a view across the large lawned garden, while the second Bedroom enjoys an outlook to the side and the third Bedroom provides an ideal single room or home office.

Off the Hallway is an airing cupboard housing the gas fired combination boiler. The Bathroom is fitted with a WC, pedestal wash basin and bath with mains shower over complemented by full tiling around the bath. The well-equipped Kitchen offers a good range of units with space for appliances and a door leading directly to the rear garden which is a standout feature of the home, being fully enclosed, predominantly laid to lawn and offering an excellent space for outdoor enjoyment with a small patio area by the kitchen, a gently rising slope to a further level lawn, raised beds and footings already in place for a shed, making it a wonderful space for gardening enthusiasts or simply those who enjoy spending time outdoors.

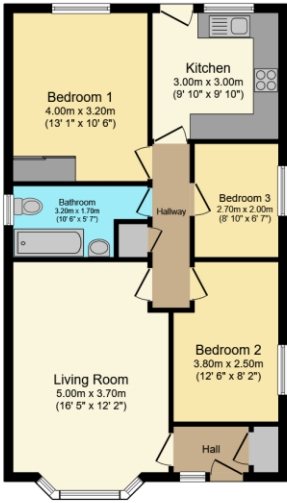
Overall, this is an exceptionally good value bungalow in a popular and convenient location, beautifully presented, chain-free and offering a straightforward purchase. We highly recommend arranging a viewing to fully appreciate everything it has to offer.

Council Tax Band

C - Torridge District Council



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



Ground Floor
Floor area 69.5 sq.m. (748 sq.ft.)

Total floor area: 69.5 sq.m. (748 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



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 3 will be found on your left 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	69 C	
55-68	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.

Consumer Protection Regulations: We have 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. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

Changing Lifestyles

01237 479 999
bideford@bopproperty.com