



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 St. James Close  
Parkham  
Bideford  
Devon  
EX39 5TU

**Asking Price: £450,000 Freehold**



Changing Lifestyles

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

2 St. James Close, Parkham, Bideford, Devon, EX39 5TU



## A SPACIOUS DETACHED BUNGALOW OCCUPYING A GENEROUS PLOT

- 3 good size double Bedrooms
- Impressive Lounge opening directly onto the rear garden
  - Separate Dining Room
  - Kitchen & adjoining Utility Room
  - Wet Room, Bathroom & Cloakroom
- Generous level garden & additional section of land enjoying views towards neighbouring fields in the distance.
- Large 25' Garage & driveway parking
  - No onward chain



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## Overview

Situated in a quiet cul-de-sac within the hugely popular North Devon village of Parkham, this is a rare opportunity to acquire a particularly spacious 3 Bedroom detached bungalow occupying a generous plot close to the heart of the village. Available for sale with the distinct advantage of no onward chain, the property would benefit from a degree of modernisation but is perfectly liveable as it stands, offering excellent scope for a new owner to update and personalise to their own taste over time.

To the front of the property there is driveway parking which leads to a notably large Garage extending to approximately 25' in length, providing excellent storage or workshop potential and offering access through to the rear garden. A welcoming Entrance Porch provides useful space for coats and shoes before leading into the main Entrance Hall.

The accommodation is well-balanced, with the Principal Bedroom positioned at the front of the property featuring a UPVC double glazed bay window, built-in wardrobes and direct access to a contemporary Wet Room. The Second Bedroom is also of an excellent size with built-in wardrobes, whilst the Third Bedroom is again a comfortable double, making the layout suitable for families, visiting guests or those seeking additional hobby or office space. A centrally located Bathroom serves the remaining accommodation and is fitted with a bath with shower over, wash basin and WC.

A particular highlight of the home is the impressive Lounge, which offers generous proportions and enjoys large sliding doors opening directly onto the rear garden, creating a wonderful connection between inside and outside that can be enjoyed throughout the seasons. Adjoining the Lounge via internal doors is a separate Dining Room with ample space for a family dining table - ideal for both everyday living and entertaining.

The Kitchen is fitted with a range of wood effect base units with matching drawers, a built-in oven and hob with extractor over, and a contemporary sink positioned beneath a window overlooking the garden. There is also space for a breakfast table, making this a sociable and practical room. A useful adjoining Utility Room provides space and plumbing for appliances, houses the LPG fired boiler, offers access to the rear garden and also includes a Cloakroom.

Outside, the rear garden is a real feature of the property, being mainly level and generously sized with mature hedging, established shrubs, flowers and planting creating a private and attractive environment. A small pond provides a charming focal point, whilst a gateway leads through to an additional section of land which further enhances the outside space and enjoys views towards neighbouring fields in the distance.

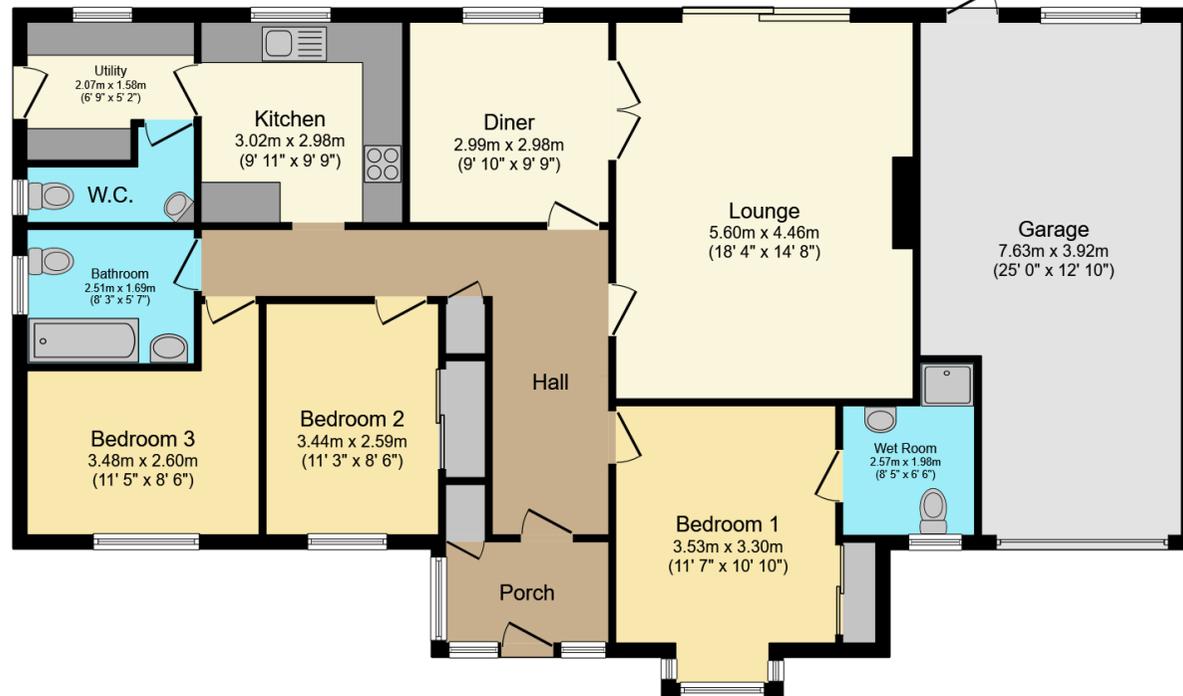
Overall, this is a spacious and well-positioned bungalow offering excellent potential, generous gardens and a sought after village setting. An early viewing is highly recommended to fully appreciate the opportunity on offer

### Agents Note

Mains water, electricity, LPG heating, mains drainage.

### Council Tax Band

D - Torridge District Council



Floor Plan

Floor area 143.1 sq.m. (1,540 sq.ft.)

Total floor area: 143.1 sq.m. (1,540 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.io](http://www.Propertybox.io)





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## Area Information

Parkham village is close to the Atlantic Highway (A39). It has a butchers shop, a pub, a school and a village hall. Allardice Hall, which celebrated its 50th Anniversary in 2007, is used regularly by community groups, church and school for a host of fun and fundraising events. The parish church of St. James is in a peaceful setting behind what was once the Village Green and has an 84 ft. high tower.

There are three long established pubs in the parish serving good food and real ales, the Coach and Horses at Horns Cross, the Hoops Inn a little further down the A39 and the Bell Inn in Parkham village itself. You are close to Bideford for banking facilities, colleges and schools.

Close to the Atlantic Highway (A39), Parkham is well served by the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde, Okehampton, Woolsery, Holsworthy, Great Torrington, Hartland and Ilfracombe.

## Directions

From Bideford Quay proceed towards Torrington. Upon reaching Landcross, turn right signposted Parkham. Follow this road into the village and upon reaching the crossroads, with the Church directly in front of you, turn left. St. James Close will be situated a short distance on your right hand side. Upon entering the cul-de-sac, number 2 will be situated towards the far left hand corner clearly displaying a numberplate.

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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## We are here to help you find and buy your new home...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
21-38	F		
1-20	G		

