



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

65 Benson Drive  
Northam  
Bideford  
Devon  
EX39 1UY

**Asking Price: £175,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

65 Benson Drive, Northam, Bideford, Devon, EX39 1UY

## A MID-TERRACE PROPERTY WITH SCOPE TO IMPROVE



- 2 well-proportioned double Bedrooms
- Living / Dining Room with French doors opening to the garden
  - Kitchen & Ground Floor Cloakroom
- Enclosed rear garden with patio, lawn & sheds
- Allocated parking space in communal car park
- Pleasant views towards the river and park land from front
  - No onward chain
- Excellent potential for cosmetic improvement



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## Changing Lifestyles

Situated on the popular Benson Drive in Northam, this is a fantastic opportunity to acquire a 2 Bedroom mid-terrace home offered to the market for sale with the distinctive advantage of no onward chain, making it an ideal purchase for first time buyers, investors or those seeking a straightforward move. Approached via a charming picket fence frontage with a small courtyard garden, the property offers well-proportioned accommodation throughout with excellent potential for cosmetic improvement to truly make it your own.

Upon entering, the Entrance Hall features wood laminate flooring and provides access to a convenient Cloakroom fitted with a WC and wall mounted wash hand basin. The Kitchen is fitted with a range of cream base level units with matching drawers and wood block effect work surfaces, with space and plumbing for a washing machine, space for an electric cooker and further space for a fridge / freezer. To the rear, the Living / Dining Room is a comfortable and versatile space with ample room for both seating and dining arrangements, again, with wood laminate flooring and a large understairs storage cupboard. Double glazed French doors open directly onto the rear garden creating a pleasant connection between the indoor and outdoor space.

The rear garden has a patio area immediately adjoining the house, ideal for outdoor seating, with steps rising to a lawned section bordered by fencing and with useful storage sheds positioned to the side and at the rear. The property also benefits from an allocated parking space in the communal car park.

Upstairs, both Bedrooms are well-sized doubles. The main bedroom enjoys built-in double wardrobes together with a generous over-stairs storage cupboard and pleasant views towards the river and nearby parkland to the front. The second bedroom overlooks the rear garden and includes a cupboard housing the gas fired boiler. The Bathroom is centrally positioned and fitted with a bath with shower over, wash hand basin and close couple WC with dual flush.

The property would benefit from general updating and cosmetic improvement, but the majority of works are considered to be remedial, with new floor coverings and re-decoration likely to make a significant difference. Given the popular location, pleasant outlook and the advantage of no onward chain, this is a property that offers excellent potential and is well worthy of an early viewing.

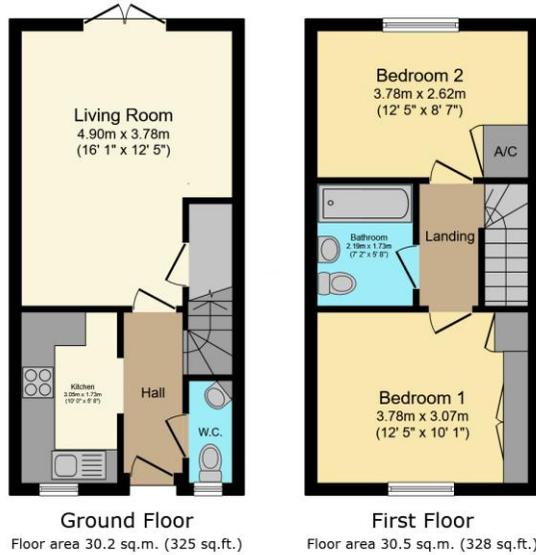
### **Council Tax Band**

B - Torridge District Council

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Total floor area: 60.7 sq.m. (653 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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Directions

From Bideford Quay, proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning onto Churchill Way signposted Appledore. Take the third right hand turning into Benson Drive and follow the road to the very end to where number 65 will be situated on your left hand side 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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