



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

2 Morwenna Park Road  
Northam  
Bideford  
Devon  
EX39 1EQ

**Asking Price: £240,000**  
**Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

2 Morwenna Park Road, Northam, Bideford, Devon, EX39 1EQ

## A WELL-PRESENTED SEMI-DETACHED HOME



- 3 Bedrooms

- Downstairs Cloakroom & upstairs Bathroom
- Bright & airy Lounge with large front-facing window
- Second Reception Room with views over the rear garden
- Stylish & practical Kitchen with direct access out to the rear garden
  - Front, side & rear gardens offering a safe & private space
    - Driveway parking & Single Garage
- Situated in a well-regarded village location with easy access to local schools, shops & coastal walks



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

2 Morwenna Park Road, Northam, Bideford, Devon, EX39 1EQ

## Changing Lifestyles

A fantastic opportunity to acquire a well-presented 3 Bedroom semi-detached home, ideally positioned within the popular village of Northam, just a short distance from Westward Ho! beach and its amenities.

This spacious and versatile home offers well-balanced accommodation across two floors, making it perfectly suited to families, first time buyers or those seeking a coastal lifestyle.

Upon entering, a welcoming Entrance Hall provides access to a useful Cloakroom and leads through to a bright and airy Lounge, featuring a large front-facing window allowing for plenty of natural light. A second Reception Room offers flexibility as a dining room or additional sitting room, with views over the rear garden. The Kitchen is both stylish and practical, fitted with a range of modern units, ample worktop space and integrated appliances, with direct access out to the rear garden.

To the first floor, there are 2 generous double Bedrooms and a comfortable single Bedroom. The principal bedroom enjoys a dual aspect and benefits from far-reaching views towards the coast, with the second bedroom also enjoying a pleasant outlook over the rear garden. The third bedroom offers flexibility as a child's room, home office or guest space. A contemporary Family Bathroom completes the accommodation.

Externally, the property boasts a fully enclosed garden wrapping around the front, side and rear, offering a safe and private space for families, pets or outdoor entertaining. A driveway provides off-road parking and leads to an adjoining single garage, which benefits from power, lighting and a useful pedestrian door to the rear garden. A further block-built storage shed offers additional practicality, ideal for storage or workshop use.

Situated in a well-regarded village location with easy access to local schools, shops and coastal walks, this is a superb opportunity to secure a comfortable home.

### Council Tax Band

B - Torridge District Council



Changing Lifestyles

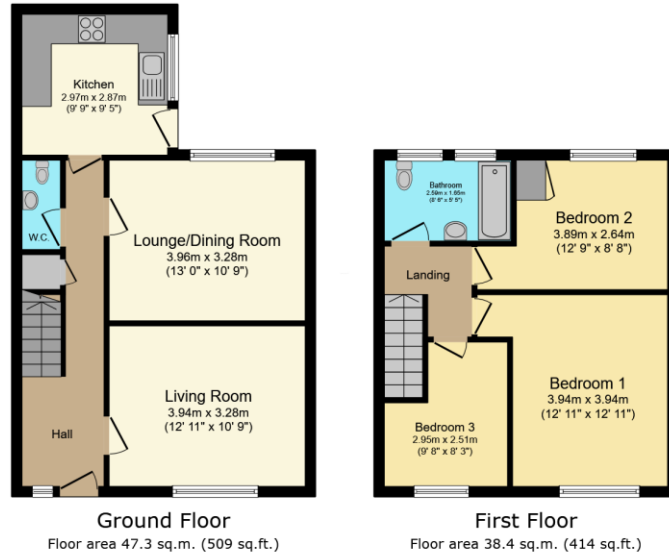
01237 479 999  
bideford@boproperty.com

2 Morwenna Park Road, Northam, Bideford, Devon, EX39 1EQ



## 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.



Total floor area: 85.7 sq.m. (922 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 inspector(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)



EPC TO FOLLOW

## Directions

From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Northam Town Centre. Continue into the village before taking the right hand turning onto Diddywell Road. Proceed downhill taking the left hand turning onto Morwenna Park Road. Number 2 will be found a short distance on your right hand side with a numberplate clearly displayed.

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@boproperty.com](mailto:bideford@boproperty.com)