



Bond
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Changing Lifestyles

7 The Links
Northam
Bideford
Devon
EX39 1LS

Asking Price: £350,000 Freehold



Changing Lifestyles

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7 The Links, Northam, Bideford, Devon, EX39 1LS

A SPACIOUS DETACHED BUNGALOW ENJOYING MATURE GARDENS, GARAGE & DRIVEWAY PARKING



- 3 Bedrooms

- Spacious Lounge & separate Dining Room

- Extended Kitchen / Breakfast Room

- Modern Shower Room

- Rear garden enjoying a good degree of privacy

- Driveway parking & Garage with power, lighting & additional storage space

- No onward chain

- Level walk to Westward Ho! beach and village centre

- Adjacent to Northam Burrows Country Park

- Close to Royal North Devon Golf Club



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Situated within one of Westward Ho!'s most sought-after residential locations, this detached bungalow enjoys a generous plot within a quiet cul-de-sac, perfectly positioned for a relaxed coastal lifestyle.

The property is within a level walk of the village centre, the famous sandy beach, Northam Burrows Country Park and the Royal North Devon Golf Club, believed to be the oldest golf course in England. Westward Ho! offers an excellent range of everyday amenities including cafés, restaurants, public houses, shops and leisure facilities, whilst the nearby port town of Bideford provides a wider range of shopping, schooling and services.

The accommodation is well-planned and offers comfortable single-level living throughout. An Entrance Hall welcomes you into the property and leads to a spacious Lounge, a bright and comfortable reception room enjoying views over the front garden. A separate Dining Room provides an ideal space for family meals and entertaining. The Kitchen / Breakfast Room has been extended to create an impressive everyday living space with an extensive range of fitted units, generous worktop areas and room for informal dining. A door provides direct access to the rear garden. There are 3 Bedrooms comprising 2 double bedrooms and a comfortable single bedroom, offering flexibility for visiting guests, hobbies or home working. The accommodation is served by a modern Shower Room.

Outside, the property occupies an attractive and established plot. The front garden is beautifully stocked with mature shrubs, flowers and planting, creating excellent kerb appeal. A driveway provides ample off-road parking and leads to the Garage which benefits from power, lighting and useful additional storage space.

The enclosed rear garden enjoys a good degree of privacy and is predominantly laid to lawn with established borders, mature shrubs and patio areas providing ideal spaces for outdoor relaxation, gardening and al fresco dining.

Available for sale with no onward chain, this is a rare opportunity to acquire a detached bungalow in one of North Devon's most desirable coastal locations, offering comfortable accommodation now and exciting potential for future enhancement if desired.

Council Tax Band

C with Improvement Indicator - Torridge District Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



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Ground Floor

Total floor area: 103.8 sq.m. (1,118 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.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay, continue along the A386 passing Morrisons Supermarket on your right.. Proceed up the hill until reaching the Heywood Road roundabout. Continue straight across, taking the second exit onto Heywood Road, signposted Appledore / Westward Ho! Continue along this road towards Westward Ho! passing the Durrant House Hotel on your right and take the second turning right onto Fore Street. Continue to the bottom of the street then bear right and immediately left onto Sandymere Road. Proceed down the hill and take the third left onto Golf Links Road. Take the second left into The Links and follow the road around to your left to where number 7 can be found in front of you.

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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