



Bond
Oxborough
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Changing Lifestyles

6 Skern Way
Northam
Bideford
Devon
EX39 1HZ

Asking Price: £250,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

6 Skern Way, Northam, Bideford, Devon, EX39 1HZ

A VERY WELL-PRESENTED BUNGALOW



- 2 double Bedrooms
- On the doorstep of the Northam Burrows Country Park & the popular coastal village of Westward Ho!
- Brand new contemporary Kitchen
- UPVC DG & GFCH with new boiler
 - Landscaped rear garden
 - Modern Bathroom
 - Pleasant Living Room
- Plentiful communal parking
 - No onward chain
- Furniture & furnishings are available for sale via separate negotiation



Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has a decent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho!



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6 Skern Way is a very well-presented 2 double Bedroom bungalow that is ideally located in a select cul-de-sac which sits on the doorstep of the Northam Burrows Country Park and the popular coastal village of Westward Ho!

This property has recently been the subject of considerable expenditure which includes the fitting of a brand new contemporary Kitchen. A new gas fired boiler has also been installed and the rear garden has been landscaped and now offers a wonderful space that can be fully enjoyed. The Bedrooms are both of a good size and the Bathroom that serves them has a modern look about it. The Living Room is a pleasant open space in which to while away the hours. There is plentiful communal parking to the front of the property.

We are pleased to be able to offer this property for sale with no onward chain. The furniture and furnishings are available for sale via separate negotiation.

Entrance Porch

UPVC obscure double glazed door to property front and UPVC double glazed window to property front. Tile effect vinyl flooring, radiator, coved ceiling. Opening through to Living Room.

Living Room - 14'6" x 12'4" (4.42m x 3.76m)

UPVC double glazed window overlooking the front garden. Freestanding log effect electric fire (included in the sale). Fitted carpet, radiator, coved ceiling, telephone point, TV point. Opening through to Kitchen.

Kitchen - 13'8" x 9'9" (4.17m x 2.97m)

A spacious and contemporary Kitchen with UPVC double glazed window and UPVC double glazed door to the rear garden. A range of wood effect eye and base level cabinets with matching drawers, granite effect work surfaces with tiled splashbacking and inset stainless steel sink unit. Space and plumbing for washing machine. Space for tumble dryer, fridge / freezer and cooker with extractor hood over. Vinyl flooring, radiator, coved ceiling.

Inner Hallway

Fitted carpet, coved ceiling. Door to airing cupboard housing recently installed gas fired combination boiler.

Bedroom 1 - 9'11" x 11'6" (3.02m x 3.5m)

UPVC double glazed window overlooking the rear garden. Fitted carpet, radiator, coved ceiling.

Bedroom 2 - 10'9" x 9' (3.28m x 2.74m)

UPVC double glazed window overlooking the front garden. Fitted carpet, radiator, coved ceiling.

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Bathroom - 6' x 6'2" (1.83m x 1.88m)

An attractive and contemporary style Bathroom comprising 'P' shape bath with shower over, pedestal wash hand basin with tiled splashbacking and close couple dual flush WC. Heated towel rail, tiled flooring, extractor fan.

Outside

To the rear of the property is a fully enclosed, partially lawned garden which sits beside a large patio - ideal for sitting out and entertaining. A large Storage Shed is also included in the sale of the property and to the side of the lawned garden are raised flowerbeds providing a decorative feature. This garden is very pleasant and is perfectly framed by the bedroom window.

To the front of the property is small lawned garden with a paved path which leads to the front door.

Within very close proximity of the property are a number of communal parking spaces providing ample off-road parking.

Council Tax Band

B - Torridge District Council

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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.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Directions

From Bideford Quay proceed towards Northam following the signposts into the village and upon reaching The Square continue onto Sandymere Road taking the third right hand turning onto Appledore Road. Take the second right hand turning into Skern Way and the left hand turning to where number 6 will be found on your left hand side.

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