



Bond
Oxborough
Phillips

Changing Lifestyles

20 Skern Way
Northam
Bideford
Devon
EX39 1HZ

Asking Price: £250,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

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

A BEAUTIFULLY MAINTAINED & IMPROVED END-OF-TERRACE BUNGALOW



- 2 Bedrooms
- Spacious Living Room
- Attractive Kitchen / Diner
- Newly installed Conservatory opening to the rear garden
- Central Shower Room
- Plentiful communal parking
- Located just a short distance from the beach & the villages of Northam & Westward Ho!
- With its versatility, impeccable presentation & proximity to local amenities - don't miss the chance to view this exceptional property



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 an excellent 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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This beautifully maintained and expertly improved 2 Bedroom end-of-terrace bungalow offers light and airy living spaces, making it a delightful home for couples or those seeking the perfect retirement property.

The bungalow has been thoughtfully cared for, with a well-documented list of improvements carried out over the years. A spacious Living Room welcomes you with its bright and inviting atmosphere, while the attractive Kitchen / Diner provides a practical and stylish space for preparing meals. The newly installed Conservatory, complete with an Equinox tiled roof, adds a versatile area perfect for relaxing or entertaining, with views over the fully enclosed rear garden, which also benefits from a convenient side access gate.

The accommodation includes 2 generously sized double Bedrooms and a central Shower Room fitted with a modern double shower enclosure. Plentiful parking is available in the nearby communal car park, ensuring convenience for homeowners and guests alike.

Located just a short distance from the beach and the charming villages of Northam and Westward Ho!, this property offers an enviable lifestyle in a highly sought after location. With its versatility, impeccable presentation, and proximity to local amenities, this bungalow is sure to appeal to a broad range of buyers.

Don't miss the chance to view this exceptional property - schedule your visit today!

Entrance Porch

UPVC obscure double glazed door to property front. UPVC double glazed window to property front. Tiled flooring, coved ceiling.

Living Room - 14'5" x 12'1" (4.4m x 3.68m)

UPVC double glazed window overlooking the front garden. Coal effect gas fire on a tiled hearth with tiled insert and wooden surround. Fitted carpet, radiator, coved ceiling, telephone point, TV point.

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

A spacious and contemporary Kitchen with UPVC double glazed window and UPVC double glazed door to Conservatory. Equipped with a range of painted wood effect eye and base level cabinets with matching drawers, granite effect work surfaces with tiled splashbacking and inset stainless steel sink unit. Cooker with extractor canopy over, washing machine, under-counter fridge and freezer - all included in the sale. Space for dining table. Cabinet housing gas fired combination boiler. Radiator, coved ceiling, tiled flooring.

Conservatory - 10'8" x 7'5" (3.25m x 2.26m)

A newly installed Conservatory with a tiled roof, UPVC double glazed windows with fitted electric blinds, and UPVC double glazed door to the rear garden. Power and light connected. Vinyl flooring. Currently used as a lovely Craft Room.

Inner Hallway

Door to airing cupboard with slatted linen shelving. Fitted carpet, coved ceiling.

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Bedroom 1 - 11'5" x 9'9" (3.48m x 2.97m)

UPVC double glazed window overlooking the rear garden. Hatch access to partially boarded loft space with drop-down ladder. Fitted carpet, radiator, coved ceiling, TV point, telephone point.

Bedroom 2 - 10'10" x 9' (3.3m x 2.74m)

UPVC double glazed window. Fitted carpet, radiator, coved ceiling, telephone point.

Shower Room - 6'2" x 5'6" (1.88m x 1.68m)

An attractive and contemporary Shower Room comprising double shower enclosure, cabinet mounted wash hand basin and comfort-height WC. Mirror-fronted cabinet. Heated towel rail, vinyl flooring, extractor fan. UPVC obscure double glazed window.

Outside

To the rear of the property is a fully enclosed lawned garden which sits beside a patio - ideal for sitting out and entertaining. A Storage Shed, located at the side of the bungalow, is included in the sale. There is a lawned garden with flowerbeds providing a decorative feature.

A gate provides access to the side of the property.

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

Within very close proximity to 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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Floor Plan

Floor area 64.4 sq.m. (693 sq.ft.)

TOTAL: 64.4 sq.m. (693 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	75	
(55-68) D		
(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	

Directions

From Bideford Quay proceed towards Northam following the signposts into the village. 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. Bear right and further on take the first left to where number 20 will be immediately located on the right hand side corner.

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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