



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Glen Cottage  
Glengarth Close  
Northam  
Bideford  
Devon  
EX39 2RN

**Auction Guide Price: £250,000**  
**Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)



Glen Cottage, Glengarth Close, Northam, Bideford, Devon, EX39 2RN

## A DETACHED BUNGALOW SET ON A GENEROUS PLOT IN A PEACEFUL CUL-DE-SAC

FOR SALE BY MODERN AUCTION –  
T & C's apply

- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method of Auction
  - 2 Bedrooms
- Large Living Room & spacious Conservatory
- Requiring improvement, including kitchen installation & repair of fire damage
- Generous plot with potential for further development
- Garage & ample off-road parking via a 5-bar gate
- Ideal for buyers seeking a renovation project or investment potential in a highly desirable location



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. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.



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#### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted, the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**Introducing a rare and exciting opportunity to acquire a 2 Bedroom detached bungalow set on a generous plot in a peaceful cul-de-sac. Conveniently located near Northam Village and Bideford Town Centre, this property offers the perfect blend of privacy and accessibility, making it ideal for those seeking a secluded yet well-connected lifestyle. Available for sale with no onward chain, it presents an exceptional chance to create your dream home.**

**The bungalow features plentiful off-road parking, fully enclosed south-facing gardens, and a Garage, providing ample space for both relaxation and practicality. While the property does require improvement, including the installation of a Kitchen and repairs to fire damage in one room, it holds immense potential for development. Subject to necessary planning permissions, this could become a truly unique home in an enviable location.**

**Internally, the bungalow offers a spacious layout with 2 Bedrooms, a large Living Room, an adjoining Kitchen space, a Conservatory, a substantial Entrance Hall, and a Shower Room. The Entrance Porch is bright and welcoming, featuring UPVC double glazed windows and plumbing for a washing machine. The large Entrance Hall boasts attractive wood block flooring, adding character to the space. The Main Bedroom offers generous proportions with UPVC double glazed windows overlooking the side and rear gardens. The second Bedroom, also with garden views, includes a built-in cupboard housing the gas boiler. The Shower Room is equipped with a dual flush WC, pedestal wash hand basin, and a double shower enclosure with an electric shower.**

**The Kitchen space, currently devoid of units and appliances, offers a blank canvas for you to design your ideal cooking and dining area. The seller is considering installing a basic Kitchen, providing a starting point for customisation. The adjoining Living Room is bright and airy with windows to the front, rear and side. However, some fire damage to the wall and electrics will require attention.**

**The Conservatory enhances the living space, with UPVC double glazed windows on 3 sides and French doors opening to the front garden.**

**Outside, the property features expansive gardens and parking areas, which offer further potential for development. Accessed via a 5-bar gate, the outdoor space ensures both security and convenience.**

**With its generous plot, fantastic location, and scope for transformation, this bungalow is a rare find. Whether you are looking for a private residence or an investment opportunity, this property offers endless possibilities. Contact us today to arrange a viewing and discover the full potential of this remarkable home. Don't miss out on making it your own!**

#### Council Tax Band

C - Torridge District Council



Floor Plan  
Floor area 100.4 m<sup>2</sup> (1,080 sq.ft.)

TOTAL: 100.4 m<sup>2</sup> (1,080 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

Directions

From Bideford Quay proceed towards Northam / Westward Ho! passing over the A39 Heywood Road roundabout. After passing the Durrant House Hotel on your right hand side, take the next right hand turning onto Durrant Lane. Continue down the lane bearing right into Glengarth Close. Glen Cottage will be found at the bottom of the close on your left hand side.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.