



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

29a Richmond Park  
Northam  
Bideford  
Devon  
EX39 1EP

**Guide Price: £495,000 Freehold**



**Changing Lifestyles**

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



29a Richmond Park, Northam, Bideford, Devon, EX39 1EP

## A SUPERB DETACHED BUNGALOW



- 4 Bedrooms
- Dual aspect Lounge opening through to Dining Area with doors opening onto the garden
  - Light & airy Kitchen
- Modern Shower Room & separate Cloakroom
  - Spectacular west-facing level garden
  - Large private driveway parking & Double Garage
- Quiet & popular location within easy reach of the Golf Club, sandy beaches & the Northam Burrows Country Park
- Large corner plot of approximately a quarter of an acre



Changing Lifestyles

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

## Overview

**A superb 4 Bedroom detached bungalow situated in a quiet and popular location within this attractive village nestled on the edge of Westward Ho! with its famous Royal North Devon Golf Club, sandy beaches and the Northam Burrows Country Park.**

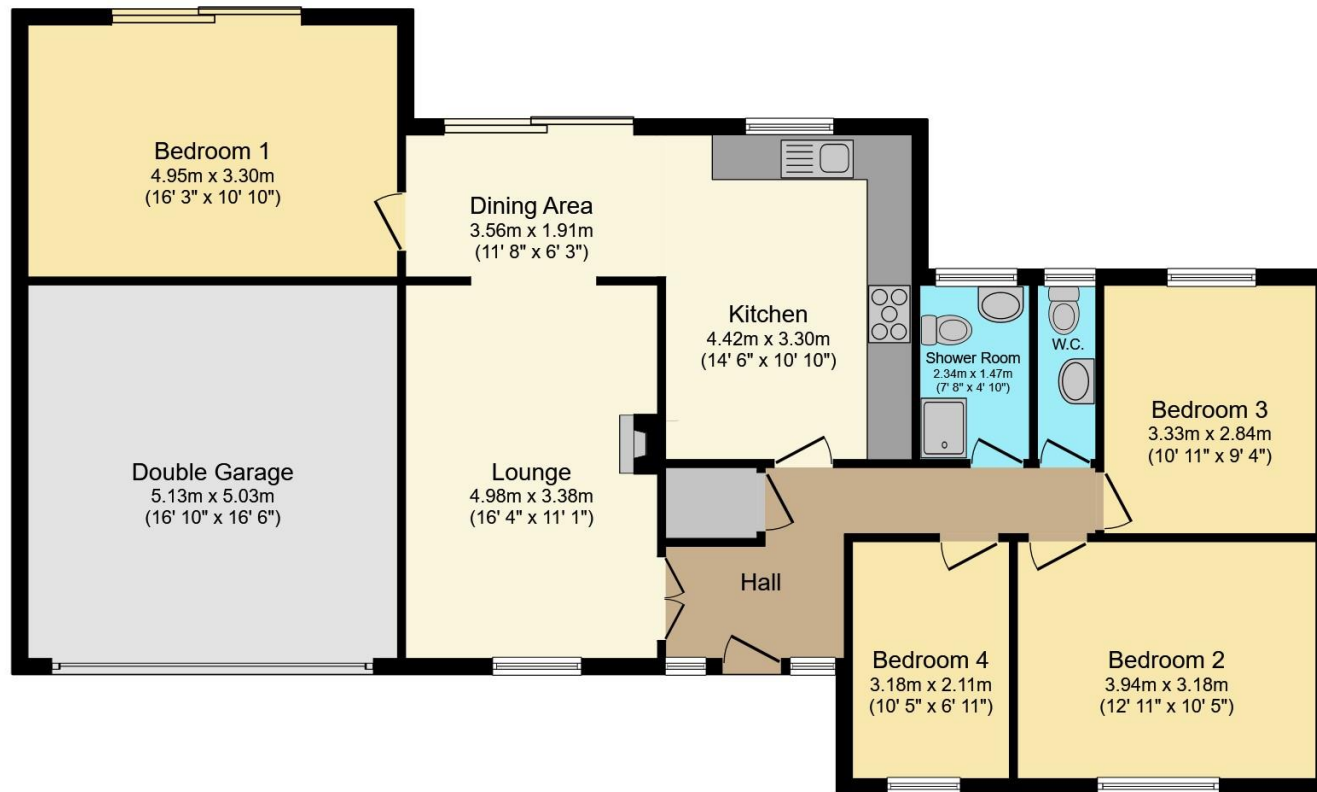
**The property sits on a large corner plot of approximately a quarter of an acre with a spectacular west-facing level garden. It is approached by a large private driveway providing ample parking and leading to a Double Garage which is considered to offer tremendous scope to extend the existing accommodation, subject to the necessary permissions, with the possibility of creating an Annexe.**

**Internally, the tasteful accommodation is well-presented in light neutral colours creating a comfortable well-presented home and comprises a dual aspect Lounge with double doors leading into a delightful Dining Area with doors opening onto the garden. The light and airy Kitchen is equipped with a tasteful range of modern units and a Range- style cooker. There are 4 well-proportioned double Bedrooms with the Master Bedroom having patio doors that open onto the rear garden. The modern Shower Room comprises a stylish walk-in shower with a frameless enclosure, a WC and wash hand basin. There is a Cloakroom for added convenience.**

**At the front of the property is an attractive lawned garden with well-stocked flower and shrub borders, a driveway large enough to comfortably park a motorhome and 3 other vehicles together with a Double Garage.**

**The spectacular west-facing rear garden is a particular feature with a large, level lawn bounded by neatly cut hedgerows and other areas which include a well-kept vegetable garden with a Greenhouse, a Workshop / Home Office and raised garden bed. Adjoining the bungalow is a large timber decked terrace with ornate balustrades creating a perfect entertaining area.**

**Council Tax Band D - Torrington District Council**



Floor Plan

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](http://www.Propertybox.io)

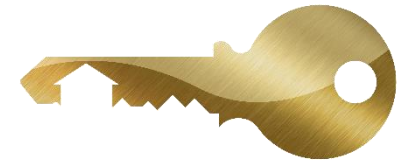








29a Richmond Park, Northam, Bideford, Devon, EX39 1EP



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

29a Richmond Park, Northam, Bideford, Devon, EX39 1EP



## Area Information

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. Being a coastal village, seafood is high on the menu, fresh from the morning's catch, so be sure to patronise your local fishmonger, if that's your thing. 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.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

## Directions

From Bideford Quay proceed towards Northam. At the Heywood Road roundabout, continue straight ahead passing the Durrant House Hotel on your right hand side. At the brow of the hill, turn right onto Fore Street. Continue into The Square with the Church on your left hand side. Turn right and bear immediately left onto Sandymere Road. Continue down the hill and take the second left hand turning into Richmond Park. Continue straight ahead and follow the road as it bears around to your right to where number 29a will be found on your left hand side.

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 and 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 available 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



## We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

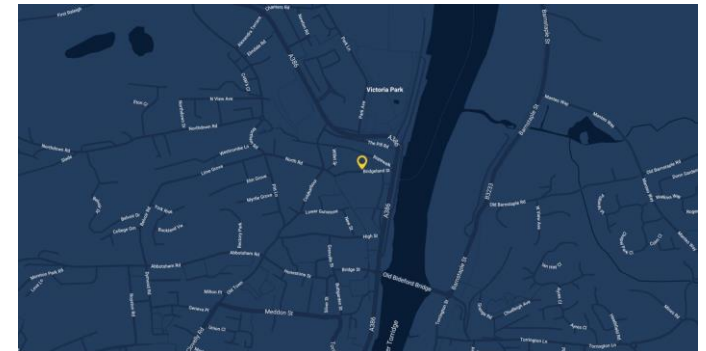
### Have a property to sell or let?

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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	