



Liners Lane

The Camden

Ground Floor	Millimetres	Feet / inches
Living	4790 x 3440	15'9" x 11'3"
Kitchen / Dining	8740 x 2950	28'8" x 9'8"
Study	3050 x 2825	10'0" x 9'3"
Utility	1935 x 1815	6'4" x 5'11"

First Floor	Millimetres	Feet / inches
Bedroom 1	4010 x 3505	13'2" x 11'6"
En-suite	2200 x 1600	7'3" x 5'3"
Bedroom 2	3730 x 3505	12'3" x 11'6"
Bedroom 3	3435 x 3335	11'3" x 10'11"
Bedroom 4	3050 x 2340	10'0" x 7'8"
Bathroom	3050 x 1965	10'0" x 6'5"



Ground Floor



First Floor

Please note: other floor plans and elevations for each property are available. Sizes are maximums. As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same. External finishes, materials, landscaping, positions and colours of windows and garages (where applicable) may also vary. Properties can also be constructed as mirror images of that shown. Please ask if you require further details or clarification.



4 Bed House - Detached

Plot 17, The Camden Liners Lane, Northam, Bideford, EX39 2BZ

Guide Price

£480,000

- Fantastic New Build Home
- Popular Residential Area
- No Onward Chain
- 4 Bedroom + Study
- 10 Year Warranty Certificate
- Detached Double Garage
- Solar Panels & EV Charger

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or email bideford@phillipsland.com

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Room list:

Overview

The ground floor boasts a spacious open-plan kitchen and dining room, with bi-fold doors opening directly onto the rear garden, creating a wonderful space for both everyday family life and entertaining. Double doors lead from the dining area into a separate living room, providing a comfortable space to relax. A further reception room offers excellent versatility and could be used as a home office, playroom, additional bedroom or hobby room, depending on your needs.

Upstairs, the property offers four generously sized bedrooms, with the master bedroom benefiting from its own en-suite shower room. A contemporary family bathroom, complete with both a bath and a separate shower, completes the first-floor accommodation, providing practicality and comfort for modern family living.

Outside, the enclosed rear garden offers a private outdoor space, ideal for children to play, relaxing in the sunshine or enjoying summer barbecues with family and friends. A detached double garage with power connected provides secure parking and additional storage. Further benefits include an electric vehicle charging point and solar panels, which can help reduce household energy costs.

Combining spacious accommodation, versatile living areas and modern energy-efficient features, this property presents an excellent opportunity for families and those seeking a well-appointed home in the desirable area of Northam.

Agent's Note: The photographs are for illustrative purposes only and do not depict the actual plot. Please contact our team for further information.

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797



Outside

The property is located in one of Northam's most desirable areas, within easy reach of the village centre. Northam offers a wide range of amenities for a village of its size, including a doctor's surgery, gym and swimming pool, library, shops, Post Office, primary school, places of worship, a pub and a restaurant.

Nearby, you will find some lovely coastal villages. Appledore is a charming fishing village renowned for its historic quay and cobbled streets, offering an excellent range of local amenities. Across the river, Instow is known for its family- and dog-friendly beach and selection of restaurants, making it the perfect destination for a day out.

The nearby port and market town of Bideford is just 1.5 miles away and offers a wider range of amenities, including five supermarkets and schooling for all ages. The regional centre of Barnstaple is approximately 9.5 miles away and provides the area's main business, shopping and commercial facilities. Barnstaple also benefits from a railway station and good road links via the link road to the M5 motorway network at Junction 27.

For those who enjoy walking or cycling, there are plenty of options nearby. The South West Coast Path offers scenic walks along the coast and

