

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Development Potential

15 Lenwood Park, Northam, Bideford, EX39 3PD

Guide Price

£370,000

- Bungalow with Development Potential
- Double Glazing & Central Heating
- Must Be Viewed
- Plot Approaching 1/4 acre
- Parking
- Rare Opportunity!
- 2 Double Bedrooms
- Mature Lawned Grounds
- No Onward Sales Chain

Looking to sell? Let us
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for free!

Call 01237 879797
or email bideford@phillipsland.com

Directions

From Bideford Quay, proceed in a northerly direction out of the town. Immediately after passing Rydon Garage on your left, turn left and ascend Raleigh Hill. Continue to the top of the hill where the road levels out, then turn right into Lenwood Park. Bear round to the right, where Number 15 will be found directly ahead.

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Room list:

Entrance Porch and Hall

Living Room
5.18m x 3.48m (17' x 11'5")

Kitchen
3.78m maximum x 2.74m maximum (12'5" maximum x 9' maximum)

Bedroom 1
2.92m x 2.74m (9'7" x 9')

Bedroom 2
2.79m x 2.59m (9'2" x 8'6")

Bathroom
1.83m x 1.70m (6' x 5'7")

Available to the market for the first time since its construction in 1962, this detached, PVC double-glazed and centrally heated, traditional single-storey bungalow is set within mature grounds approaching ¼ acre, offering development potential.

Located in a highly sought-after residential area, the property has received a positive pre-application response for the erection of a new dwelling at the top of the plot, fronting onto Raleigh Hill. Prospective purchasers are advised to arrange an early inspection to fully appreciate this rare opportunity.

Briefly, the accommodation comprises a recessed entrance porch leading to an entrance hall with an airing cupboard, access to the loft space, and attractive wooden flooring. There is a dual-aspect, light and airy through living room featuring a functional fireplace, a fitted kitchen with ample storage and a solid-fuel Aga serving the central heating and hot water systems, two double bedrooms, and a bathroom fitted with a three-piece suite.

Lenwood Park is situated within the Raleigh area of Northam, a highly sought-after residential location positioned between Northam village and the town of Bideford. Bideford is a market town and working port set on the banks of the River Torridge. It offers a wide range of amenities, including shops, schools for all ages, and leisure facilities. The Tarka Trail, a well-known walking and cycling route, passes through the town and provides stunning views of the river and surrounding countryside. The A39, also known as the Atlantic Highway, offers convenient access to Barnstaple, North Devon's regional centre and home to the area's main shopping, business, and commercial facilities.

Outside

The bungalow occupies a mature plot approaching ¼ acre in size. To the front, there is a lawned garden, together with off-road parking for vehicles and a timber and GI storage building.

The grounds extend to the side of the bungalow, leading to a south-facing, mature rear garden which abuts Raleigh Hill. A positive pre-application response has been received for the construction of an additional dwelling on part of the rear garden, fronting onto Raleigh Hill. Further details are available from the selling agents.

Services

Mains Electric Water and Drainage

Council Tax band

C

EPC Rating - TBA

Tenure

Freehold

Viewings

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

