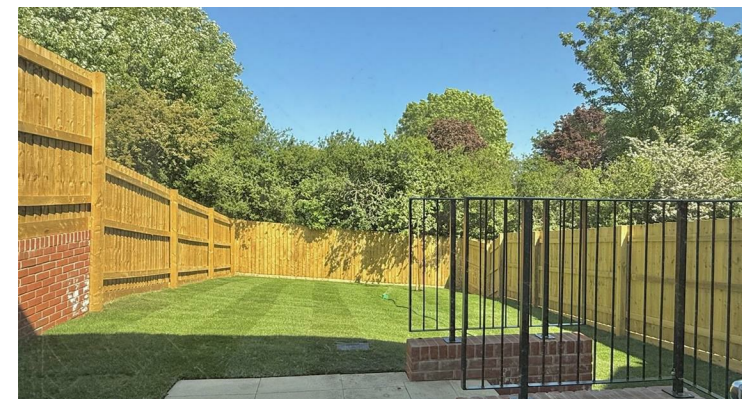
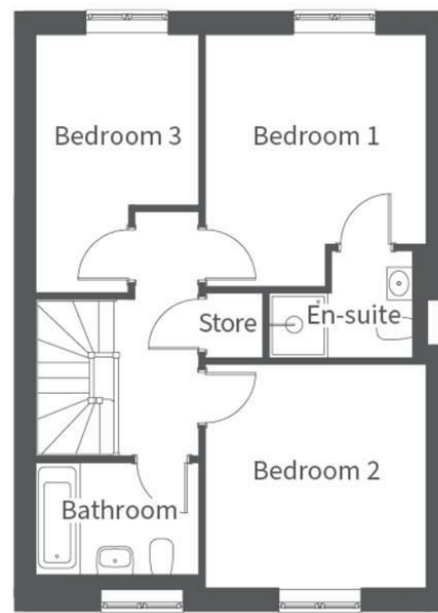
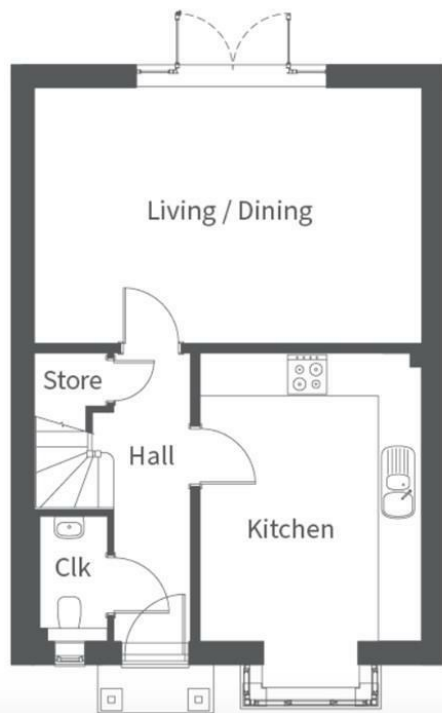


# The Wessex

Ground Floor	Millimetres	Feet / inches
Living / Dining	5920 x 3870	19'5" x 12'8"
Kitchen	5050 x 3405	16'7" x 11'2"

First Floor	Millimetres	Feet / inches
Bedroom 1	3825 x 3345	12'7" x 10'12"
En-suite	2385 x 1625	7'10" x 5'4"
Bedroom 2	3390 x 3345	11'1" x 10'12"
Bedroom 3	3915 x 2475	12'10" x 8'1"
Bathroom	2475 x 1900	8'1" x 6'3"



**3 Bed House - Semi-**  
Plot 8 Limers Lane, Northam, Bideford, EX39 2RG

Guide Price

**£319,950**

## Directions

Looking to sell? Let us  
value your property  
for free!

Call 01237 879797  
or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

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:

## Overview

Each home features a sympathetic, plot specific finish (white light render / stone render / straw yellow render / red brick), either individually or in combination, paired with a pan, or plain tiled roof and complemented by white windows. Please consult with our Sales Advisor for details and examples

Well-planned development with generous outside space built by an award-winning privately-owned local developer using traditional materials with a Premier Guarantee 10 year warranty for piece of mind

Fully fitted kitchen, eye level electric oven and 4 burner gas hob with stainless steel/glass splash-back and hood extractor with integrated fridge/freezer and dishwasher

Choice\* of fully fitted kitchen units with ample wall and floor cupboards, profile worktops with matching up-stands (\*subject to build stage)

Gas fired central heating system with combi boiler to 3 beds and to 4 beds with an en-suite. Condensing boiler with cylinder to 4 beds with 2 en-suites (Knowle and Blenheim). Photovoltaic (solar) panels fitted to all plots.

Duravit sanitary ware in white with stylish taps, concealed cisterns together with wall hung toilet. Shaver socket to en-suite and bathroom, Thermostatically controlled radiators, heated chrome Towelrad 'Pisa' towel rails to en-suite and bathroom

Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom. External recessed down light or coach light fitted to front and rear

Garage (car ports, singles & doubles) and parking space(s) infrastructure to garage for electric vehicle charging point (7KW), rear garden 6ft close boarded fencing and top-soil, front garden laid to turf or shrubs

Power sockets with USB points fitted to living room , kitchen and bedroom 1 (plus study in Camden and Knowle), TV points in the living room, bedroom 1, and bedroom 2

## Outside

## 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

