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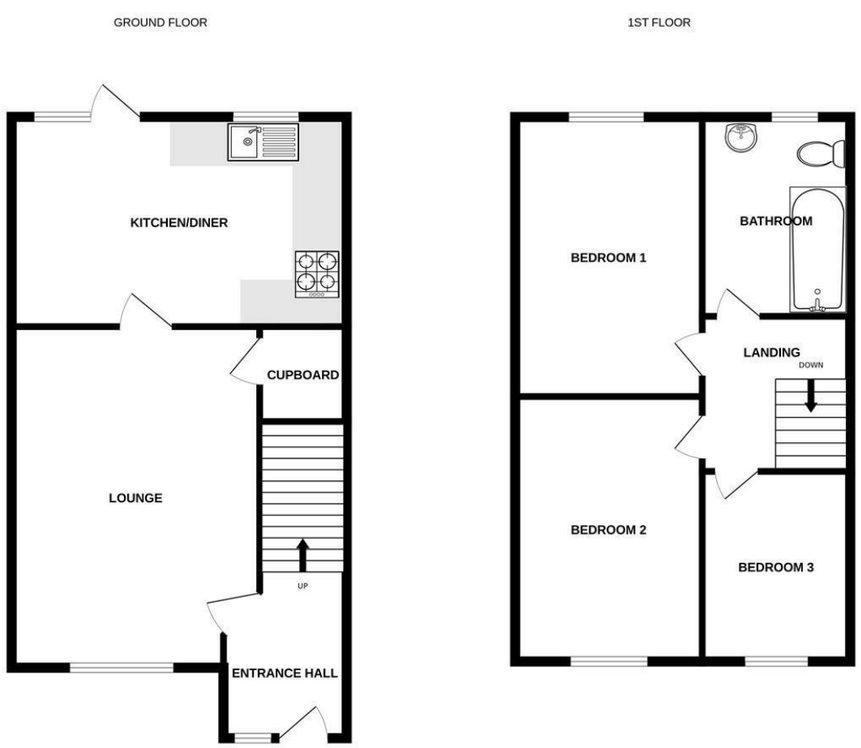
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Directions

From Bideford proceed North towards Heywood Road roundabout and proceed straight ahead towards Northam. Continue on this road passing the Durrant Hotel on the right and take the next right into Churchill Way towards Appledore. Following this road without deviation and take the right hand turn by Torridge Pool and continue straight ahead into Benson Drive, follow the road around and the property can be found on your left hand side.

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

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or email bideford@phillipsland.com

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35 Benson Drive

Northam, Bideford, Devon EX39 1UY

Guide Price

£295,000

- Modern three bedroom home
- Rear garden with patio
- Well-presented throughout
- Driveway and garage
- Three bedrooms
- NO ONWARD CHAIN!
- Popular residential location
- Kitchen/Diner





35 Benson Drive is a beautifully presented three-bedroom home offering spacious, comfortable and well-appointed accommodation throughout. Upon entering the property, a welcoming entrance hall provides a lovely first impression, with space for seating, useful storage and stairs leading to the first floor. The front-facing lounge offers a bright and inviting space to relax and unwind, featuring a decorative fireplace surround and a handy built-in storage cupboard.

Across the rear of the property, the kitchen/diner is fitted with white wall and base units, contrasting worktops and striking teal tiled splashbacks. An integrated oven and hob, space for appliances and room for a dining table create a practical everyday living space, with glazed doors opening onto the garden.

Upstairs, the landing serves three bedrooms and a bathroom fitted with a white suite comprising a bath, pedestal wash basin and WC. The third bedroom offers flexibility as a study or guest room.

Outside, the rear garden features a paved patio adjoining the house, a lawn and established planting, providing an inviting setting for outdoor dining and relaxation. A driveway to the side leads to the garage.

All mains services connected, gas fired central heating.

Council Tax band

C

EPC Rating

C

Tenure

Freehold

Viewings

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





Room list:

Ground Floor

Entrance Hallway

Lounge

Kitchen/Diner

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note

Location

Benson Drive occupies a residential setting in Northam, just north of the historic port town of Bideford. The surrounding area offers plenty of opportunities to enjoy the coast, from the sandy beach at Westward Ho!

Northam is a popular village providing a good range of facilities and is well located for easy access to Bideford and a number of coastal resorts, with Appledore, Westward Ho! and Instow all found nearby. Each offers its own attraction: Appledore boasts a rich maritime history with narrow streets lined with fishermen's cottages, while Westward Ho! features a glorious sandy Blue Flag beach. Instow, situated just across the River Torridge, offers several award-winning restaurants and a sandy estuary beach popular with families and dog walkers alike.

The port town of Bideford provides a wider range of amenities, including independent shops, art galleries, cafés and bistros, as well as a traditional pannier market. From Bideford there is quick access to the Tarka Trail, popular with runners and cyclists, along with good transport links to Barnstaple, the regional centre, which offers High Street shopping, a rail link to Exeter and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road.

