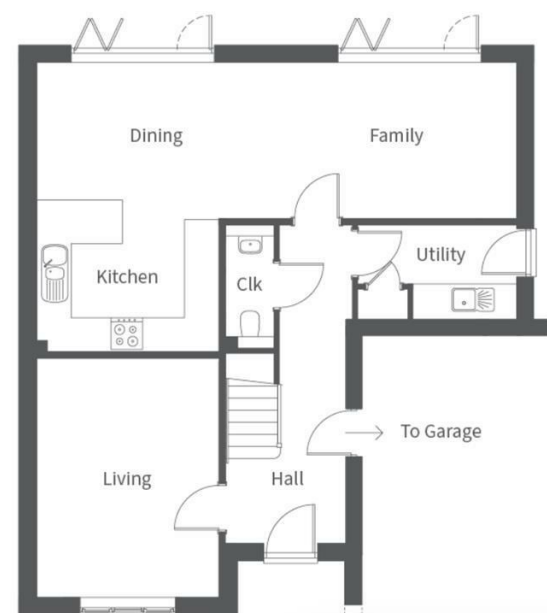


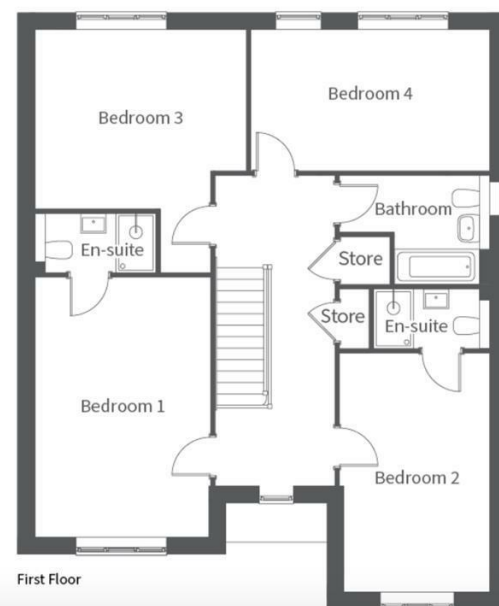
The Blenheim

Ground Floor	Millimetres	Feet / inches
Living	4490 x 3445	14'9" x 11'4"
Kitchen / Dining / Family	9070 x 5450	29'9" x 17'11"
Utility	2990 x 1760	9'10" x 5'9"



Ground Floor

First Floor	Millimetres	Feet / inches		Millimetres	Feet / inches
Bedroom 1	5155 x 3495	16'11" x 11'6"	Bedroom 3	4830 x 4210	15'10" x 13'10"
En-suite 1	2405 x 1180	7'11" x 3'10"	Bedroom 4	4760 x 2800	15'7" x 9'2"
Bedroom 2	4765 x 2990	15'8" x 9'10"	Bathroom	2990 x 2165	9'10" x 7'1"
En-suite 2	2305 x 1180	7'7" x 3'10"			



First Floor



Plot 18 - The Blenheim

Limers Lane Northam, Bideford, Devon EX39 2BZ

Guide Price

£575,000

- Largest House Type On The Development
- High Quality Finishes Throughout
- No Onward Chain
- Modern Open Plan Living
- Excellent Family Home
- Double garage and parking
- Very Popular Location Limers Lane
- 10 Year Guarantee

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At the heart of the home are two generously proportioned reception rooms, providing the perfect balance between comfortable everyday living and stylish entertaining. The elegant lounge, positioned at the front of the property, benefits from an abundance of natural light, creating a bright and welcoming space in which to relax and unwind.

Four well-appointed bedrooms provide excellent flexibility for modern family life, whether accommodating a growing family, welcoming overnight guests or creating a dedicated home office. Each room has been thoughtfully designed to offer comfort, practicality and a sense of space.

The property also benefits from a stylish and functional utility room, complete with space for a washing machine and tumble dryer, a fitted sink, attractive worktops with coordinating upstands and a convenient built-in storage cupboard. This carefully planned space provides a practical solution for everyday household needs while maintaining the home's high standard of finish.

Externally, The Blenheim continues to impress. Professionally landscaped front gardens, featuring carefully selected shrubs and planting, create an attractive and welcoming first impression. Gated side access leads to the private rear garden, offering an ideal setting for outdoor relaxation, family activities and entertaining.

An integrated garage, complete with mains electricity, provides valuable parking and storage space. The addition of an electric vehicle charging point ensures the property is well equipped for modern living, while an external water tap offers further convenience for maintaining the garden and outdoor areas.

Built with quality, comfort and longevity in mind, The Blenheim also benefits from a 10-year structural warranty, providing additional reassurance and peace of mind for prospective purchasers.

With its generous accommodation, elegant finishes, attractive outdoor spaces and superb coastal location, The Blenheim represents an excellent opportunity to secure a beautifully crafted home designed for modern family living.



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 pubs and a restaurants.

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 river, while Northam Burrows Country Park is just a short stroll away. This extensive open space features grassy areas, sand dunes and salt marshes, and leads to Westward Ho! beach, a wide stretch of sand ideal for walking, surfing or simply enjoying the sea air.

In short, Limers Lane offers peaceful living close to the coast, with everything you need within easy reach. With beautiful walks, welcoming villages and convenient links to larger towns, it is a fantastic place to call home.

