

Floor Plans



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"

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



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.

Directions

Directions to find... Head out of Bideford onto the Heywood Roundabout (A39) proceed straight across towards Northam and Appledore. Take the second right turning clearly signposted Limers Lane proceed down the lane for about 500 yards and the turning into the development is clearly signposted.

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

Call 01237 879797

or email bideford@phillipsland.com

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4 Bed House - Detached

Plot 22 Limers Lane, Northam, Bideford, EX39 2RJ

Asking Price
£590,000

- Looking For Space? An Excellent Family Home
- Excellent Location Close To Then South West Coastal Path
- Premier Guarantee 10 Year Warranty
- 4 Sizeable Bedrooms 2 Ensuite Bathrooms
- Beautifully Decorated Throughout
- MUST VIEW!
- Large Light & Airy Living Spaces
- Read To Move Into



Room list:

Living Room	4.49 x 3.44 (14'8" x 11'3")
Kitchen/Dining/Family Room	9.07 x 5.45 (29'9" x 17'10")
Utility room	2.990 x 1.760 (9'9" x 5'9")
Bedroom 1	5.155 x 3.495 (16'10" x 11'5")
En-Suit 1	2.405 x 1.180 (7'10" x 3'10")
Bedroom2	4.765 x 2.990 (15'7" x 9'9")
En-Suit 2	2.305 x 1.180 (7'6" x 3'10")
Bedroom 3	4.830 x 4.210 (15'10" x 13'9")
Bedroom 4	4.760 x 2.800 (15'7" x 9'2")
Bathroom	2.990 x 2.165 (9'9" x 7'1")

Overview

The Blenheim is an imposing four bedroom detached family home, with integral double garage accessible from the hall, which also leads to the living room, cloakroom, utility and the impressive open plan kitchen/ dining and family area, with its two sets of bi-fold doors which lead directly to the rear garden. On the first floor, bedrooms 1 and 2 both have their own en-suite facilities, whilst there are two further good sized bedrooms and the family bathroom. Interior space is 1,774 sq ft. External finishes vary between plots - please check with a sales advisor. NOTE: Plot 18 is featured in the CGI.

Outside

Positioned on the highly popular Limers Lane, the property is within a short distance to many conveniences. Within a stones throw you have the waters edge with the notorious coastal path which can take you into Appledore or Bideford.

Northam is a popular village providing a good range of facilities and being well located for easy access to Bideford and a number of coastal resorts with Appledore, Westward Ho! and Instow all found nearby.

Each with their own attraction, Appledore offers a rich maritime history with narrow streets adorned by fisherman's cottages, whilst Westward Ho! boasts a glorious sandy, blue-flag beach. Instow, just across the River Torridge, provides a number of award-winning restaurants and a sandy beach along the estuary, popular with families and dog walkers alike.

The port town of Bideford provides a wider range of facilities with a number of independent shops and stores, popular art galleries, cafes and bistro's and a traditional pannier market.

From Bideford, there is also quick access to the Tarka Trail, popular among runners and cyclists, along with good transport links to Barnstaple, the regional centre, which provides High Street shopping, a rail link to Exeter and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road.



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

Open Market House Types

The Helford (3 bed)	The Blenheim (4 bed)
The Malvern (3 bed)	The Camden (4 bed)
The Wessex (3 bed)	The Knowle (4 bed)

Discounted Open Market House Types

The Apartments (1 or 2 bed)	The Dunlin (3 bed)
The Teal (2 bed)	The Plover (3 bed)



Limers Lane



This site plan is indicative only of the development. It is for general guidance and may be subject to change.