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Limers Lane

The Helford

Ground Floor	Millimetres	Feet / inches
Living	6635 x 3090	21'9" x 10'2"
Kitchen / Dining	5925 x 3475	19'5" x 11'5"

First Floor	Millimetres	Feet / inches
Bedroom 1	3660 x 3140	12'0" x 10'4"
En-suite	2310 x 1180	7'7" x 3'10"
Bedroom 2	3205 x 3115	10'6" x 10'3"
Bedroom 3	2710 x 2390	8'11" x 7'10"
Bathroom	2165 x 2075	7'1" x 6'10"



Ground Floor



First Floor

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

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or email bideford@phillipsland.com

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3 Bed House - Detached

Plot 14, The Helford Limers Lane, Northam, Bideford, EX39 2BZ

Guide Price
£355,000

- Spacious Design: 1,012 sq ft Total
- Quality Finish Award Winning Builder
- Highly Energy efficient
- Stylish Details Throughout
- Parking & Garage
- No Onward Chain





Overview

The Helford is a beautifully designed three-bedroom home offering 1,012 sq ft of thoughtfully planned accommodation over two floors, perfectly suited to modern family living.

Step inside to a welcoming entrance hall that leads to a convenient cloakroom, a stylish kitchen/dining room, and a spacious living room. Flooded with natural light, the living area features French doors that open directly onto the enclosed rear garden, creating the perfect space for both relaxing and entertaining.

Upstairs, the first floor offers a generous principal bedroom complete with its own en-suite shower room, alongside two further well-proportioned bedrooms and a contemporary family bathroom.
Outside, the property benefits from a detached garage and driveway parking, providing ample room for vehicles and additional storage.

Finished to an exceptional standard, The Helford boasts attractive rendered elevations complemented by a tiled roof and crisp white-framed windows, creating a charming and timeless appearance. Built by an award-winning local developer, this home combines traditional craftsmanship with modern energy-efficient design and is backed by a 10-year Premier Guarantee warranty for complete peace of mind.

The well-appointed kitchen is fitted with a quality range of units and integrated appliances, including an eye-level electric oven, four-burner gas hob with stainless steel and glass splashback, extractor hood, fridge/freezer, and dishwasher, making it as practical as it is stylish.

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





Outside

Heating and energy efficiency are at the heart of this impressive three-bedroom home, which benefits from a gas-fired combi boiler and photovoltaic solar panels. The stylish bathroom is finished with sleek white Duravit sanitaryware, contemporary brassware, wall-hung WCs and chrome heated towel rails, while recessed lighting adds a modern touch throughout the kitchen, bathroom, cloakroom and hallway.

Practical features have been carefully considered throughout the property, including USB charging sockets in key rooms and TV points in the living room and principal bedrooms. The detached garage is equipped with power and an EV charging point, providing convenient charging for electric vehicles.

Outside, the front garden has been thoughtfully landscaped with attractive shrub planting, while the enclosed rear garden offers a private and secure space to relax and enjoy outdoor living.



Room list:

Ground Floor

Living Room
6.65 × 3.09 (21'9" × 10'1")

Kitchen
5.92m x 3.47m (19'5" x 11'4")

First Floor

Bedroom 1
3.66m x 3.14m (12'0" x 10'3")

En-Suite Room

Bedroom 2
3.20m x 3.11m (10'5" x 10'2")

Bedroom 3
2.71m x 2.39m (8'10" x 7'10")

Bathroom