

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"



3 Bed House

Plot 13 Limers Lane, Northam, Bideford, EX39 2RG

£394,950

Directions

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

Call 01237 879797
or email bideford@phillipsland.com

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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 Gurantee 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

Services

Type your text here

Council Tax band

EPC Rating

Tenure

Viewings

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

Outside

Room list:

Living
6.63m x 3.10m (21'9 x 10'2)

Kitchen / Diner
5.92m x 3.48m (19'5 x 11'5)

Bedroom 1
3.66m x 3.15m (12'0" x 10'4")

En-suit
2.31m x 1.17m (7'7" x 3'10")

Bedroom 2
3.20m x 3.12m (10'6" x 10'3")

Bedroom 3
2.72m x 2.39m (8'11" x 7'10")

Bathroom
2.16m x 2.08m (7'1" x 6'10")