



2 Lundy View
Northam, Bideford, Devon EX39 1BE

Guide £399,950

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ESTATE AGENTS & VALUERS

A deceptively spacious detached bungalow superbly situated within a large corner plot (along the highly sought-after Bay View Road) - with adaptable two bedroom/three reception accommodation. The property benefits from a long driveway with plenty of parking and a double garage, modern, well presented kitchen, utility and bathroom, gas central heating, double glazing and offering lots of natural light and some fine views over the bay and out to sea.

Bay View Road runs along the cliff top overlooking the Northam Burrows Country Park, and the coastal resort of Westward Ho! with its blue flag sandy beaches and local amenities including a range of shops, pubs and eateries. Also nearby are villages of Abbotsham with its post office and primary school and Northam with its infant and junior schools, health and dental centres. The South West Coast Path is easily accessible off the nearby Kipling Torrs offering superb walks with stunning vistas along this rugged coastline. The port and market town of Bideford is approximately 2 miles away offering a wider range of amenities.

Entrance Porch to:

Entrance Hall

Lounge

17'09 x 11'8 (5.41m x 3.56m)

Home Office

10'3 x 8'1 (3.12m x 2.46m)

Kitchen/Breakfast Room

20'58 x 10'8 (7.57m x 3.25m)

Utility Room

11'16 x 9'3 (3.76m x 2.82m)

Bedroom 1

13'44 x 10'23 (5.08m x 3.63m)

Bedroom 2

9'97 x 9'89 (5.21m x 5m)

Bathroom

6'3 x 6'1 (1.90m x 1.85m)

TV Room/Snug

14'78 x 7'37 (6.25m x 3.07m)

Large Garage

19'44 x 9'02 (6.91m x 2.79m)

Energy Performance Rating: TBC

Council Tax Band: C

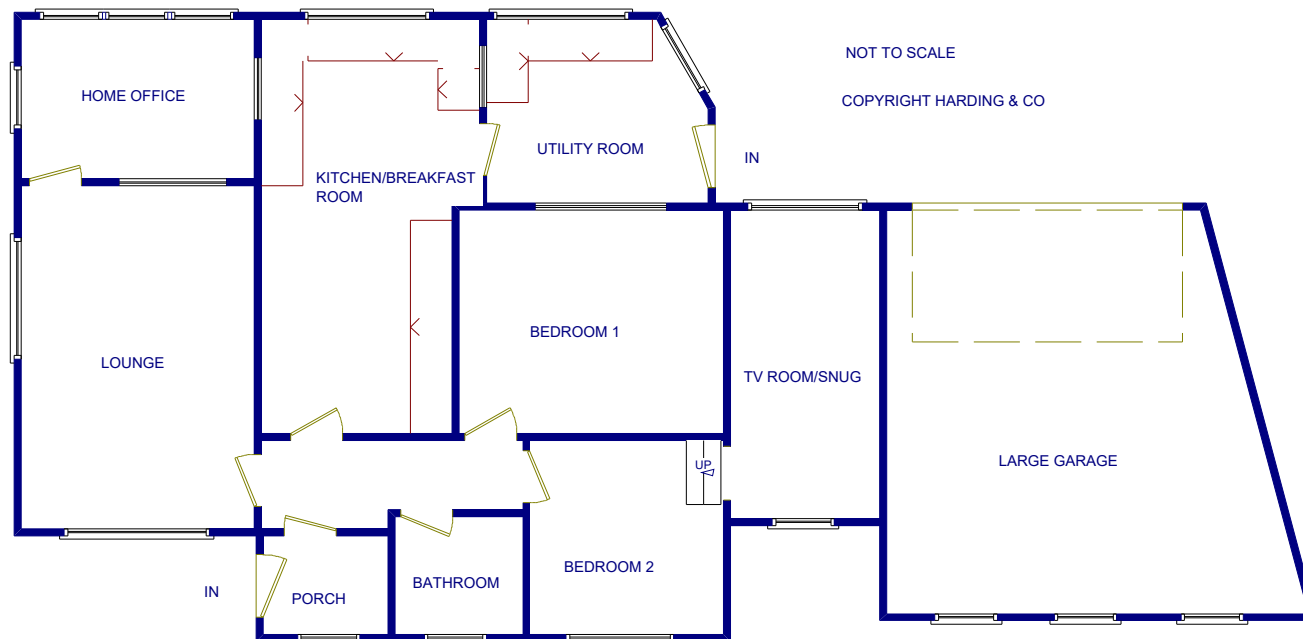
Services

All main services are connected. Gas central heating, double glazing.

Directions

From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, past the turning right towards Westward Ho! & Appledore and take the 2nd left into Bay View Road. Continue along Bay View Road for 200 yards and turn right into Lundy View. No. 2 can be found on in the corner on the right.





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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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