



20 Richmond Park, Northam, Bideford, Devon, EX39 1ER





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Guide Price £425,000

For many years, Richmond Park has been amongst the most desirable of addresses in Northam, partly due to the spacious and attractive layout of the roads and also because of its wonderful position, combining tranquility with easy access to the delightful Northam Burrows Country Park, to the Blue Flag beaches at Westward Ho! and Golf Course and the range of convenient shops and restaurants in Northam Village itself. Occupying one of the largest plots on the development, this well presented and extended detached bungalow offers ample living space from the light filled sitting room, the formal dining room and the spacious kitchen / breakfast room. In addition there are three well proportioned bedrooms (including the Master Bedroom with En-Suite) and a family bathroom.

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Spacious Detached Bungalow  
Sought After Richmond Park Location  
Close To Northam Burrows Country Park And The Royal North Devon Golf Club  
Easy Access To Blue Flag Beaches At Westward Ho!  
Ample Living Space  
Three Bedrooms Including Master With En-Suite Shower Room  
Family Bathroom With White Suite  
Delightful "Wrap Around" Gardens To Front, Side & Rear  
Detached Garage  
Viewing Highly Recommended



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## Entrance Porch

## Entrance Hallway

## Lounge

5.24m x 3.72m (17' 2" x 12' 2")

## Dining Room

3.05m x 2.71m (10' 0" x 8' 11")

## Kitchen / Breakfast Room

5.26m x 3.61m (17' 3" x 11' 10")

## Bedroom One

3.15m x 3.07m (10' 4" x 10' 1")

## En-Suite Shower Room

2.50m x 0.71m (8' 2" x 2' 4")

## Bedroom Two

3.31m x 3.04m (10' 10" x 10' 0")

## Bedroom Three

3.15m x 2.11m (10' 4" x 6' 11")

## Bathroom

2.21m x 2.03m (7' 3" x 6' 8")

## Outside

The gardens are a particular feature of the property, being laid to lawn and chippings to the front as well as the tarmac driveway providing ample off road parking and giving access to the GARAGE, whilst to the side is a most charming 'secret garden' planted with a range of shrubs, plants and palms. To the rear is an enclosed 'sun trap' garden laid mainly to patio and currently arranged with raised vegetable beds.

## SERVICES

Services: We Understand All Mains Services Are Connected.

Council Tax Band: C.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: D.

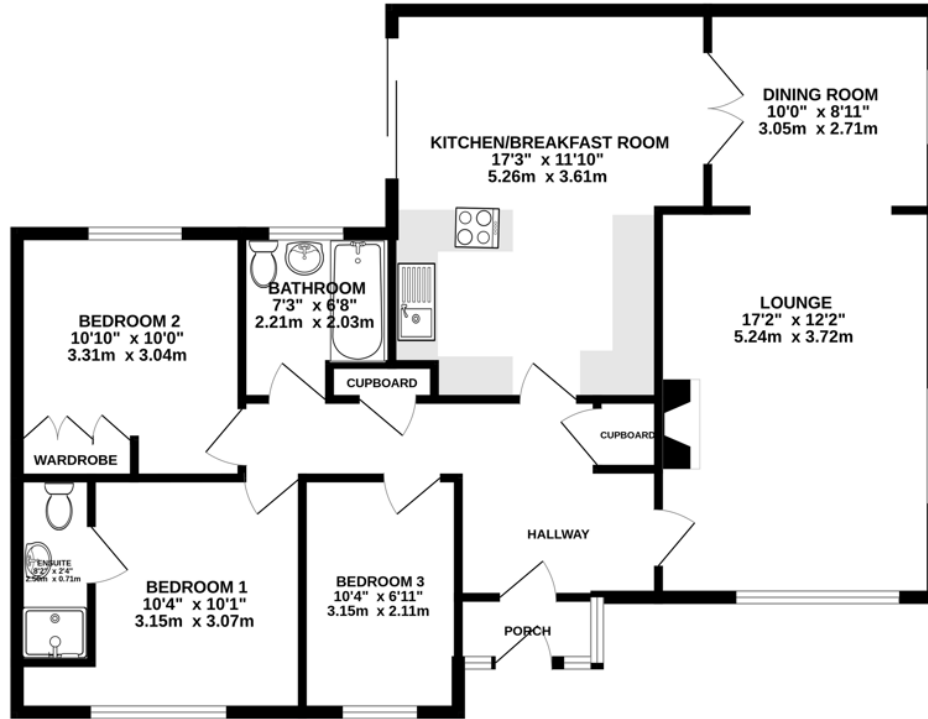
## DIRECTIONS

From Barnstaple, proceed towards Bideford along the A39 and upon reaching the Heywood roundabout, turn right signed Northam / Appledore / Westward Ho! and continue along, passing Durrant Lane on the right and the right hand turning onto the A386 to Appledore and take the next right into Fore Street, follow this road through the village square and turn right at the bottom then bear left and follow the road, passing the left hand turn into Tadworthy Road then turn left into Richmond Park. Continue along this road and the property can be seen a short way along on the right hand side.

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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(54-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



