



**BRIGHTS**  
ESTATE AGENTS



**FURZEBANK, LIMERS LANE, NORTHAM, BIDEFORD. EX39 2RG  
- GUIDE £295,000**

A very spacious circa 1930's detached chalet style bungalow of a non-standard construction, now in need of modernising set within a traditionally very popular residential road which leads down to the western shores of the River Torridge.



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Believed to be of a timber framed design with some sheet asbestos internal linings, cement rendered externally beneath a concrete tile and under felted main roof covering. Extensive secondary double glazing. An ideal opportunity for those seeking a project to improve and perhaps reconfigure a property with extensive accommodation. Situated approx. 3/4 mile from both the Port and Market town of Bideford and Northam village centre with the seaside resort of Westward Ho! being a half mile further on together with its long sandy beach and miles of unspoilt Cliffside walks.

**SERVICES:** Mains gas, electricity and water. Shared and private septic tank drainage system (located within neighbouring property).

**COUNCIL TAX:** Band D. **TENURE:** Freehold.

**DIRECTIONS:** From Bideford proceed as to Northam village passing through the Torridge Bridge roundabout after which take the first turning right into Limers Lane where the property will be found after approx. 200 metres on the left hand side with For Sale notice displayed.

ACCOMMODATION (all measurements are approximate)

## GROUND FLOOR

**ENCLOSED PORCH:** (On western side) 7' x 4'6" (2.13m x 1.37m) with panelled oak front door. Fitted carpet.

**DINING ROOM:** 14'6" x 11'11" (4.42m x 3.63m). Picture rails, double radiator and fitted carpet.

**LOUNGE:** 17' x 14'9" (5.18m x 4.5m). South and west facing dual aspect. Minster stone fireplace and hearth. Double radiator. Fitted carpet. Stable type half glazed doors to: **CONSERVATORY:** 10'11" x 10' (3.33m x 3.05m). uPVC Double glazed with polycarbonate roof and access door to gardens.

**INNER HALL:** Built in shelved airing cupboard with radiator. Further radiator and fitted carpet.

**KITCHEN/BREAKFAST:** 19'8" x 11'2" (5.99m x 3.4m) narrowing to 7'9" (2.36m). Twin bowl single drainer stainless steel sink unit and range of base cupboards, drawers and matching wall cabinets plus wood block effect work surfaces. Built in electric double oven and gas hob plus gas fired Rayburn stove. Walk in shelved pantry. Dual aspect south and east facing. Oak strip floor with trap door to cellar space. **SIDE LOBBY:** With WC off and boiler cupboard housing a Glowworm Gas fired central heating and hot water boiler with programmer and plumbing for automatic washing machine. Door to side pathway and garden.

**BATHROOM:** 9'1" x 7'11" (2.77m x 2.41m). With blue 3 piece suite, shower and radiator. Fitted carpet.

**BEDROOM ONE:** 'L' Shaped 17'10" x 16'3" (5.44m x 4.95m) narrowing to 8'11" (2.72m) (formerly 2 rooms). Dual aspect north and west facing. Double radiator. Shower cubicle and pedestal wash basin. Fitted carpet.

**BEDROOM TWO/STUDY:** 10'3" x 7'11" (3.12m x 2.41m). Radiator and fitted carpet. East facing.

**FIRST FLOOR:** Staircase with storage cupboard under.

**BEDROOM THREE:** 16'4" x 11'6" (4.98m x 3.51m). Double radiator. Fitted carpet. North facing. Connecting door to:

**BEDROOM FOUR:** 21' x 11'2" (6.4m x 3.4m) plus 2 velux window recesses. Corner wash basin. Saniflow WC off with extractor fan. Connecting door to: Partly boarded and insulated LOFT ROOM with light.

**OUTSIDE:** Set in surrounding gardens with crazy paved terracing and pathways, driveway to a **DETACHED GARAGE:** 16'3" x 9'1" (4.95m x 2.77m) with power and light connected and up and over door. Large wooden garden shed. Ample parking to driveway and recessed chipped frontage. Fully enclosed rear garden in part lawned and heavily stocked with mature shrubs and bushes with attractive paved area to the western side to the former kitchen garden area including Greenhouse.



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## FOR IDENTIFICATION ONLY NOT TO SCALE

**CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008** – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract. Applicants should verify details by personal examination and enquiry.

**ANTI MONEY LAUNDERING REGULATIONS** - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	70
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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