



14 Benson Drive
Northam, Bideford, Devon EX39 1UX

Price Guide £325,000

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An extremely well presented and maintained modern three bedroom detached family house with driveway and lovely rear garden. The accommodation briefly comprises a comfortable lounge, well equipped kitchen/diner that opens to the rear garden, cloakroom, 3 generous bedrooms (1 en-suite) and a family bathroom.

The village of Northam which benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant.

Accommodation briefly:

Cloakroom

Living Room: 15'2 x 12'1

Kitchen Diner: 15'7 x 10'6

Bedroom 1: 12'1 x 10'6

Bedroom 2: 9'1 x 8'5

Bedroom 3: 8'4 x 6'2

Bathroom

Outside: The rear garden to the house is an absolute delight. There is a lovely patio = large enough to dine and relax plus wonderfully landscaped raised borders, full of attractive flowers, plants & bushes etc plus a good size timber shed at the back of the garden – with plenty of space for working and storing.

Services

All main services connected. Gas central heating.

Council Tax Band: A

Energy Performance Certificate: C

Freehold

Directions: From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning signposted Appledore onto Churchill Way. Take the right hand turning signposted Swimming Pool and follow the road into Benson Drive. Continue on this road almost to the very end where number 14 will be found on your right hand side.





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NOT TO SCALE

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.

