



Fairfield



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Parkham, Bideford, EX39 5PL

Bucks Mills 4 miles, Woolser 4.6 miles, Bideford 8 miles,  
Westward Ho!/Beach 8 miles, Barnstaple 17 miles

An Impressive and Well-Proportioned  
Detached Bungalow with Garage,  
conveniently situated in a vibrant village

- 3-bed detached bungalow
- Large kitchen/breakfast room
- Family bathroom
- Private, low-maintenance garden
- Yet to be rated for Council Tax
- Sitting room with garden access
- Main bedroom with en-suite
- Garage and parking
- Sought-after location
- Freehold

Offers In Excess Of £500,000

## SITUATION

Parkham is a thriving rural village surrounded by rolling North Devon countryside. The village benefits from a popular pub (The Bell Inn), a well-regarded primary school, and strong community spirit. Nearby, the coastal towns of Bideford (6 miles) and Westward Ho! (8 miles) offer an excellent range of amenities, shops, and beaches.

The location also provides convenient access to the A39 North Devon Link Road, connecting to Barnstaple and the M5 at Tiverton (Junction 27).

For any keen surfers, the safe and sandy beach of Westward Ho! is within an easy driving distance, with its famous Pebble Ridge and adjoining Golf course and the Northam Burrows.

The port and market town of Bideford is approximately 8 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs, restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.

The regional centre of Barnstaple is approximately 17 miles and offers the areas main business, shopping and commercial venues. There are also good transport connections via Barnstaple Train Station to Tiverton and the A361 link road connecting to Junction 27/M5 motorway.



## DESCRIPTION

A generously proportioned three-bedroom detached bungalow, offering spacious and versatile living accommodation across a single level, with a garage, driveway and private garden space. Located in a sought-after residential setting, the property is ideal for those seeking a comfortable and practical home with excellent access to local amenities.

## ACCOMMODATION

Sitting Room – 6.64m x 4.88m (21'10" x 15'11")

A superbly spacious dual-aspect reception room with ample natural light and French doors opening onto the garden – perfect for entertaining or relaxing with family.

Kitchen / Dining room – 6.70m x 3.56m (22'0" x 11'8")

A generously sized kitchen with room for a 6-seater dining table, extensive countertop and storage units, and access to the side patio. Double doors open to the sitting room, enhancing the flow of the living space.

Utility Room – 2.16m x 1.83m (7'1" x 6'0")

A practical and well-equipped space with plumbing for appliances and further storage.

Bedroom 1 – 3.85m x 3.16m (12'8" x 10'4")

A spacious principal bedroom Overlooking the garden. Fitted wardrobes and en-suite shower room.

Bedroom 2 – 4.27m x 2.69m (14'0" x 8'10")

A good-sized double bedroom with views to the rear.

Bedroom 3 – 3.19m x 2.59m (10'6" x 8'6")

Ideal as a guest room, child's bedroom or home office. Built-in wardrobe.

Family Bathroom – Well-appointed with a bath, separate shower, WC, and vanity unit.

## OUTSIDE

Garage – 5.28m x 3.53m (17'4" x 11'7")

A single garage with electric up-and-over door.

Gardens – The property enjoys a manageable and private garden, laid to lawn with decked area, ideal for alfresco dining and outdoor living. To the rear the garden offers two areas, making this a versatile space.

## PROPERTY INFORMATION

Mains water, electricity and drainage, Underfloor heating, with air source heat pump. Double glazed throughout

Council Tax Band: not yet rated

EPC Rating: to be confirmed



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



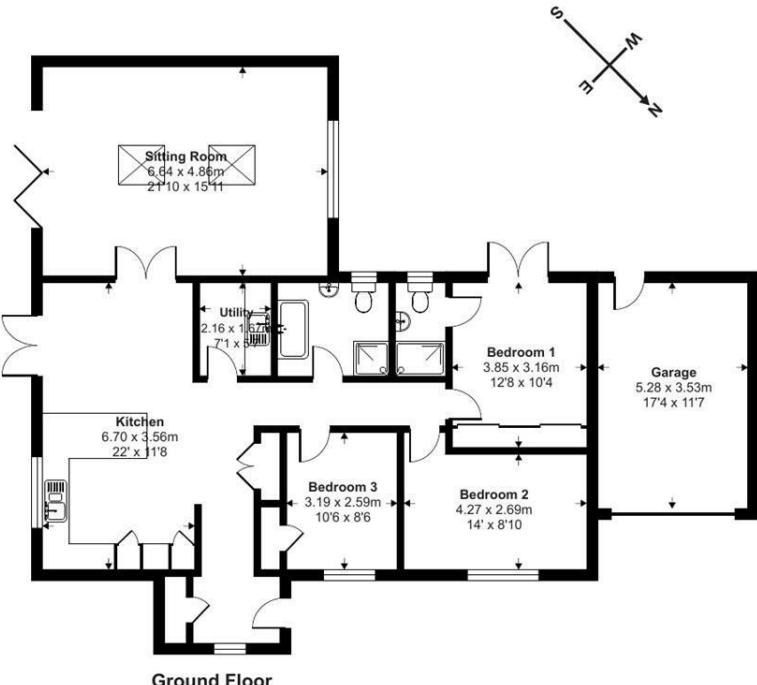
Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030

Approximate Area = 1327 sq ft / 123.3 sq m  
Garage = 199 sq ft / 18.5 sq m  
Total = 1526 sq ft / 141.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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