



29 Lilybridge
Northam, Bideford, Devon EX39 1TL

Price Guide: £149,500

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A rare opportunity to acquire a 2 double bedroom end of terrace retirement bungalow within the sought after Lilybridge development exclusively for the over 55's. The property has been updated recently and includes a modern fitted kitchen including electric eye-level oven and hob and spaces for white goods.

The bungalow is located within the well maintained communal gardens and grounds. There is a part time on site manager as well as an alarm call system, which is linked to a central monitoring station providing 24 hour assistance, should it be required.

Lilybridge is a small retirement development of 28 properties set within the village of Northam, which offers local amenities including a supermarket, post office, medical centre, dental surgery, library, restaurants and bars. The coastal resort of Westward Ho! is a short distance away and boasts the oldest golf club in England, a long sandy beach and many other amenities. The port and market town of Bideford is approximately 3 miles distant with a range of recreational facilities together with a range of schools, health centre and supermarkets. The larger town of Barnstaple is located on the River Taw and provides access to the North Devon Link Road and the M5 at Junction 27 Tiverton.



Outside

The grounds at Lilybridge are mostly communal and are well maintained by the management company. There is a communal brick paved parking facility, along with adjacent bin storage area and clothes drying area. No. 29 has a small paved patio area, lying directly adjacent to the bungalow. You are entitled to a single parking space with plenty of spaces available.

Services

Mains services connected. PVCu double glazing, mains water & drainage, electric with new Creda electric heaters.

Tenure: Leasehold

125 year lease commencing on 1st October 1989. Ground rent is £75 per annum paid until 31st March 2027.

Annual service charge of £3087.14 which covers the cost of external maintenance for the development, upkeep of all communal parts, gardening, window cleaning, buildings insurance, central monitoring system and the onsite manager.

Local Authority is Torridge District Council.

Directions

From Bideford proceed towards Northam until reaching the Heywood Roundabout, take the second exit following signs to Westward Ho! and Northam. Continue along this road passing the Durrant House Hotel on the right hand side. Take

the next right turn into Northam village. Proceed down into the Square and turn slightly to the left and then turn right into Diddywell Road. Follow the road down and after a short distance you will see Lilybridge on your left. Proceed into the parking area for the development where No.29 will easily be identifiable being the first property on the right hand side.





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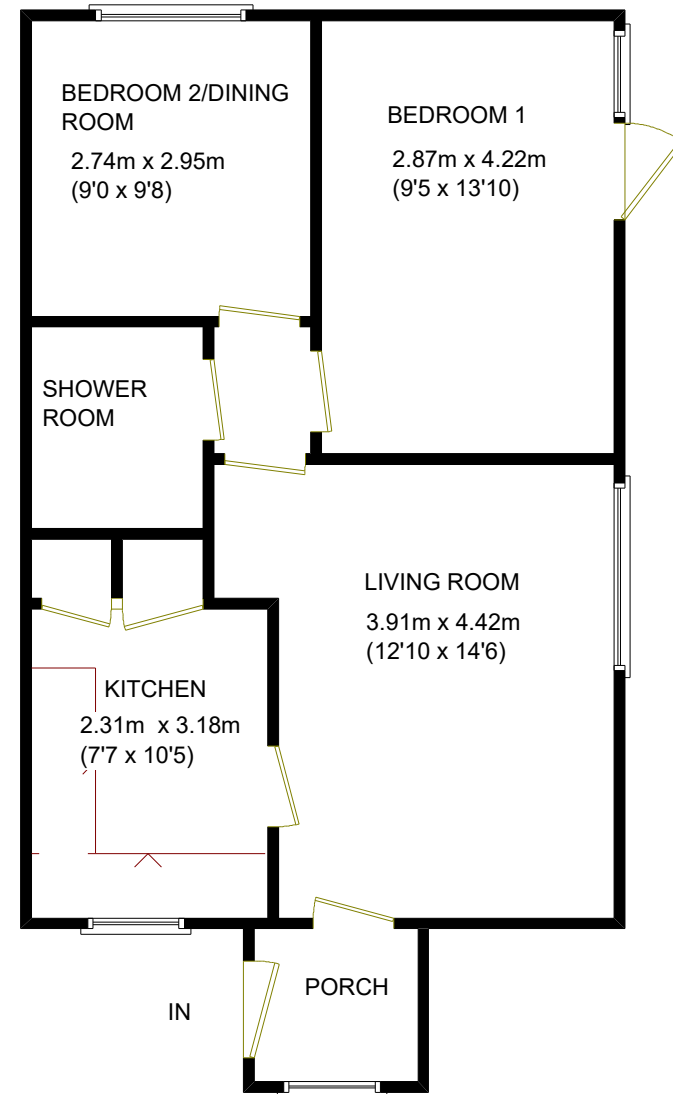
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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also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