



Ground floor Plan

Scale 1:1000 at A1



Site Plan

## Land behind Breckon , Bideford, EX39 5PL

**Asking Price £180,000**

This building plot with planning approval presents a rare opportunity to build a stunning 3-bedroom bungalow in the sought-after village of Parkham, just 7.5 miles from the North Devon coast. The property offers ample space, with a Gross Internal Floor Area of 121 sqm, and is surrounded by picturesque Devon countryside, offering a range of recreational activities.

## Description

This plot presents a fantastic opportunity for discerning buyers seeking an exceptional location to build a stunning 3-bedroom (principal en-suite) bungalow with off-road parking for 2/3 cars. The plot has planning approval (1/0061/2023/FUL) and is conveniently located in the heart of one of the most sought-after villages in the region, only 7.5 miles away from the stunning North Devon coast in Westward Ho!

The level building plot is situated behind an existing property and is in close proximity to the village amenities. Once completed, the bungalow will boast a Gross Internal Floor Area of 121 square metres, providing ample space for comfortable living.

The village of Parkham is an active and thriving community with excellent local facilities including a well-regarded primary school, popular public house, family butchers, garage, village hall, and parish church. The larger port town of Bideford is just 6 miles north of the village and offers a much wider range of shopping, banking, educational, and recreational services. The A39 provides easy access to Barnstaple, Tiverton, and the M5 motorway (Junction 27), while Exeter and Tiverton Parkway offer mainline intercity rail links. International airports at Exeter and Bristol are also within easy reach.

The picturesque Devon countryside surrounding the property provides a wealth of recreational activities, including walking, horse riding, cycling, fishing on the rivers Torridge and Taw, hunting, shooting, and golf courses at Northam, Barnstaple, and High Bickington. The stunning North Devon coastline, with popular sandy beaches and coastal villages of Instow, Westward Ho!, Clovelly, Saunton Sands, Croyde Bay, Putsborough, and Woolacombe, are within easy reach.

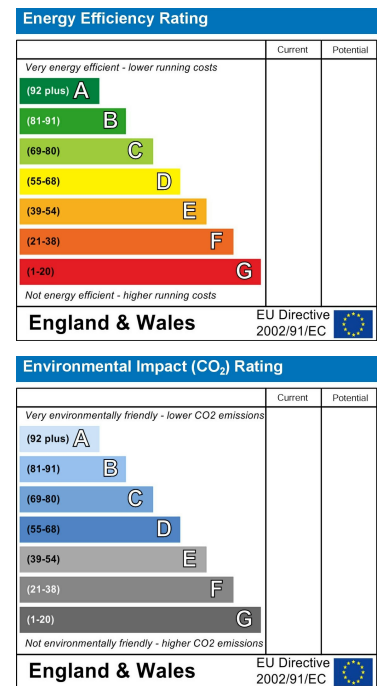
Viewings of this exceptional property are strictly by appointment with the selling agent. Don't miss out on this incredible opportunity to build your dream home in one of the most desirable locations in the region!

# Floor Plan

## Area Map



## Energy Efficiency Graph



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