



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

80 J H Taylor Drive  
Northam  
Bideford  
Devon  
EX39 1TU

**Offers in Excess Of: £325,000**  
**Freehold**



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

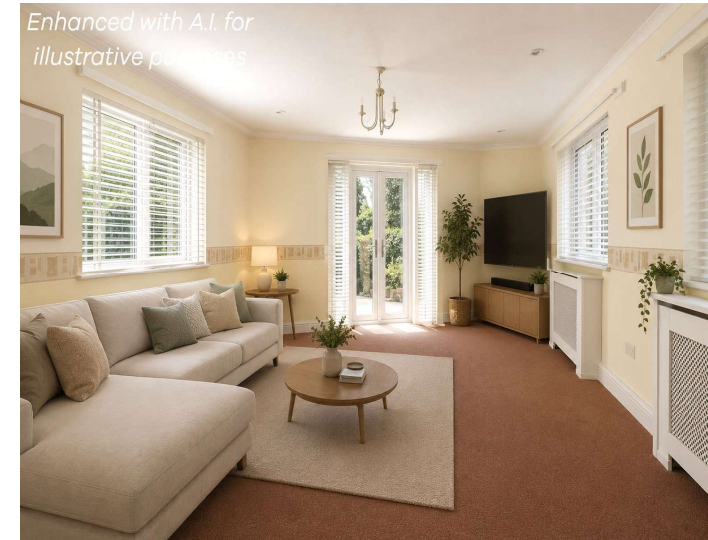
80 J H Taylor Drive, Northam, Bideford, Devon, EX39 1TU

## A SUBSTANTIALLY EXTENDED SEMI-DETACHED FAMILY HOME



### NO ONWARD CHAIN

- 3 Bedrooms (1 En-suite)
- Spacious, triple-aspect Living Room with doors opening onto the side garden
  - Generous Dining Room
- Large Conservatory overlooking the rear garden
  - Kitchen located to the front of the property
  - Downstairs Cloakroom & upstairs Bathroom
    - New boiler & new windows
- Generous corner plot with wraparound gardens
- Ample off-road parking & converted Single Garage



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**Occupying a generous corner plot within this popular and well-established residential area of Northam, we are pleased to offer this substantially extended 3 Bedroom semi-detached family home, together with wraparound gardens, ample off-road parking and a Single Garage converted for multiple use.**

**The property now presents an excellent opportunity for buyers looking to take on a home that already works extremely well for modern family life. The accommodation has been significantly extended over time and includes a spacious, triple-aspect Living Room with doors opening directly onto the side garden, creating a bright and sociable main reception space.**

**From here, the accommodation flows through to a generous Dining Room / secondary Reception Room, which provides an ideal setting for family meals and/or entertaining, before continuing into a large Conservatory overlooking the rear garden. The Kitchen sits to the front of the property and offers a practical layout with space for a range of appliances. A recently updated downstairs Cloakroom adds further convenience.**

**To the first floor are 3 Bedrooms, including an impressive principal bedroom with a pleasant triple aspect. The remaining bedrooms are well-proportioned, with the third bedroom benefiting from access to a newly updated En-suite Bathroom. There is also a separate Family Bathroom.**

**Further improvements include a new boiler and new windows.**

**The home occupies a generous plot with gardens wrapping around the side and rear, providing a combination of lawn, mature planting, seating areas and established landscaping. There is rear access onto Diddywell Road, along with parking for several vehicles and access to the Single Garage.**

**J H Taylor Drive is well-placed for access to Northam village, local amenities, schooling and the Northam Burrows Country Park, with Appledore, Westward Ho! and Bideford all within easy reach.**

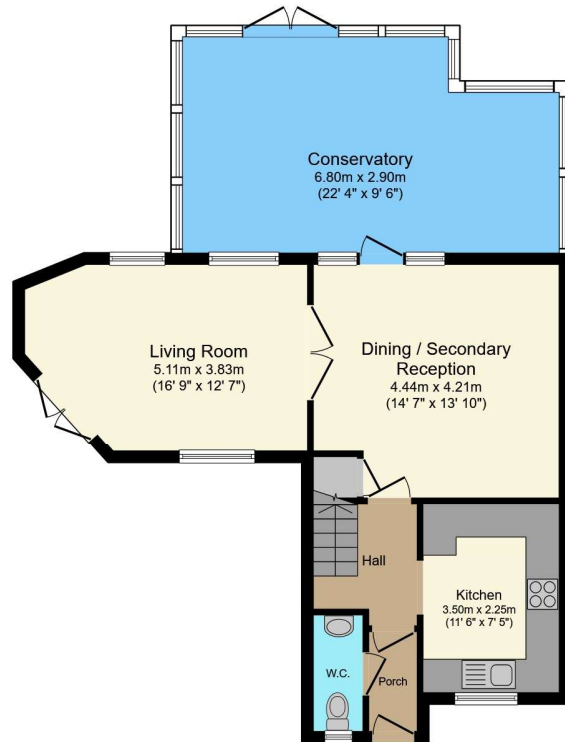
**A superb opportunity for a young family, or anyone seeking a spacious suburban home with excellent outside space and huge potential.**

#### **Artificial Intelligence**

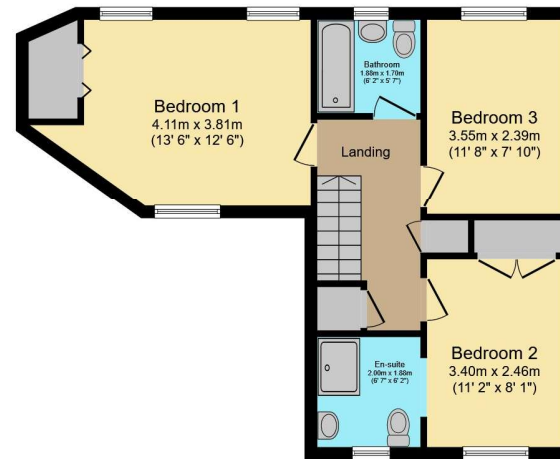
Some images in this listing have been digitally altered using A.I. for presentation purposes, including virtual furnishing. These images are intended to help illustrate how the property could look when furnished. No changes have been made to the property's layout, structure, windows, doors, flooring, tiling, kitchen units, fixtures or fittings. Furniture and decorative items shown in A.I.-altered images may not be included in the sale or present at viewing.

#### **Council Tax Band**

C - Torridge District Council



Ground Floor



First Floor

Total floor area: 128.0 sq.m. (1,378 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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## Area Information

Northam is a small village, lying north of Bideford and south of Westward Ho! There are many country walks around the village and the outlying areas, including the popular Northam Burrows, Appledore Quay and the nearby Westward Ho! Beach.

Local amenities include a supermarket with post office, newsagents and take-aways. There's also a primary school, a health & dental centre and a number of churches in the area. Northam also has an excellent public swimming pool and gym too. You'll never be short of places to eat and drink with Appledore, Westward Ho! and Abbotsham on your doorstep with their cornucopia of restaurants and pubs. Being a coastal village, seafood is high on the menu, fresh from the morning's catch, so be sure to patronise your local fishmonger, if that's your thing. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho! Westward Ho! is also very popular with surfers and body boarders, with many places to get lessons and hire kit for the beginner.

It's within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Northam's local area is teeming with activity whether community groups are your thing or you prefer the outdoor life, there's something to occupy just about everybody all year around.

## 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. Follow this road and take the fourth left hand turning into J H Taylor Drive. Proceed through the development almost to the very end taking the right hand turning into the last available cul-de-sac to where number 80 will be found in the back left corner.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have 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. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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# We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 82 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

