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Changing Lifestyles

40 Highfield
Northam
Bideford
Devon
EX39 1BB

Asking Price: £435,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

40 Highfield, Northam, Bideford, Devon, EX39 1BB



- Beautifully presented & extensively modernised detached bungalow
- Highly sought-after cul-de-sac just off Bay View Road
- Three bedrooms with en-suite to the spacious main bedroom
 - Spacious living room opening into conservatory with sea views
- Impressive contemporary kitchen/dining room
 - Attractive modern family bathroom & separate utility room
- Extensive off-road parking suitable for a campervan/motorhome



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Overview

Situated in a highly sought-after cul-de-sac just off the popular Bay View Road, this beautifully presented and extensively modernised three-bedroom detached bungalow offers an impressive combination of stylish accommodation, generous parking and attractive gardens. The property has been thoughtfully improved to create a comfortable and contemporary home, with the added benefit of plentiful off-road parking capable of accommodating several vehicles, including a campervan or motorhome, together with a substantial garage.

An entrance porch opens into a welcoming hallway with access to the loft space. From here, the accommodation flows through to a spacious living room featuring downlights and sliding doors opening into the conservatory. This provides an excellent additional sitting area from which sea views can be enjoyed, with further sliding doors giving direct access to the front garden. At the heart of the home is the impressive kitchen/dining room, a generous and contemporary space fitted with an extensive range of eye and base-level cabinets and drawers. Integrated appliances include an electric oven, microwave, four-ring hob with extractor over and dishwasher. There is ample room for a dining table as well as space for a kitchen island or breakfast bar, making this a wonderfully sociable area for everyday living and entertaining.

The main bedroom is particularly spacious and benefits from built-in double wardrobes, a pleasant outlook over the garden and its own en-suite shower room, fitted with a double shower enclosure, close-coupled WC and cabinet-mounted wash basin. Bedroom two is another good-sized room, while the third bedroom, currently utilised as a home office, provides a comfortable single bedroom or versatile workspace.

The family bathroom has been finished in an attractive contemporary style and comprises a bath with hand shower attachment, concealed-cistern WC, cabinet-mounted wash basin and downlighting. A separate utility room provides space and plumbing for a washing machine and also houses the wall-mounted gas-fired combination boiler.

Outside, the property continues to impress. A large tarmac driveway provides extensive off-road parking for numerous vehicles and is particularly well suited to anyone requiring space for a campervan or motorhome. Gates lead through to the fully enclosed rear garden, which has been thoughtfully arranged into separate areas to provide an appealing balance of practicality and outdoor enjoyment. One section offers a low-maintenance paved patio with a pathway leading to the utility room and garage, while the second incorporates a lawn together with an attractive stone-chipped area. The garden is enclosed by fencing and complemented by a variety of established flowers and plants, together with a covered seating area providing an ideal spot for relaxing or entertaining.

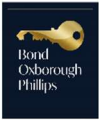
To the front, and directly accessible from the conservatory, is an additional enclosed garden with lawn and low-maintenance stone chippings, bordered by mature hedging and with a paved pathway leading around to the driveway. The garage is of an impressive size and benefits from power and lighting, an electric roller door and an EV charging point. Solar panels are also installed to assist with hot water heating, adding to the property's modern and energy-conscious credentials.

Beautifully presented throughout and offering a level of finish rarely found amongst bungalows in such desirable locations, this is a home that combines space, practicality and modern comfort exceptionally well. An internal viewing is highly recommended to fully appreciate everything this impressive property has to offer.

- Torridge District Council Band D



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





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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 in the direction of Northam passing over the Heywood Road roundabout. Continue past the Durrant House Hotel on your right-hand side and take the second left hand turning onto Bay View Road. Proceed along the road taking the first right hand turning into Highfield. Continue downhill before taking the left hand turning to where the property will be found on your left-hand side occupying the corner plot.

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.

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Score	Energy rating	Current	Potential
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81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

