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Changing Lifestyles

9 Tudor Close
Northam
Bideford
Devon
EX39 3QD

Guide Price: £410,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

9 Tudor Close, Northam, Bideford, Devon, EX39 3QD

AN ATTRACTIVE DETACHED HOUSE ENJOYING A PARTICULARLY CONVENIENT LOCATION



- 3 Bedrooms (1 En-suite)
- Ground Floor Cloakroom & First Floor Family Bathroom
- Lounge / Dining Room - a versatile family & entertaining space
- Conservatory overlooking the rear garden
 - Kitchen & useful Utility Room
- Good-size private driveway parking & Integral Garage
- Enclosed, south-facing rear garden enjoying a pleasant open & leafy rear aspect - a private setting in which to relax



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Overview

Occupying an appealing position within the highly regarded Tudor Close, this attractive 3 Bedroom detached house is understood to be the only 3 Bedroom house within this select close of individual Tudor-style homes.

The property enjoys a particularly convenient location within a level walk of the shops, services and everyday amenities available in Northam village. Westward Ho! beach, the famous Northam Burrows and the Royal North Devon Golf Club are all just a short drive away.

A welcoming Entrance Hall provides access to a ground floor Cloakroom and the principal living accommodation. The generous through Lounge / Dining Room creates a versatile family and entertaining space, with the dining area opening into the Conservatory. Overlooking the rear garden, the Conservatory provides an additional reception space from which to enjoy the attractive outlook throughout the year.

The separate Kitchen offers ample space for storage and food preparation and is complemented by a useful Utility Room. The Integral Garage provides secure parking or valuable storage space.

On the first floor are 3 Bedrooms and the Family Bathroom. The spacious Principal Bedroom benefits from its own recently refurbished En-Suite Shower Room, while the remaining bedrooms provide comfortable family, guest or home-working accommodation.

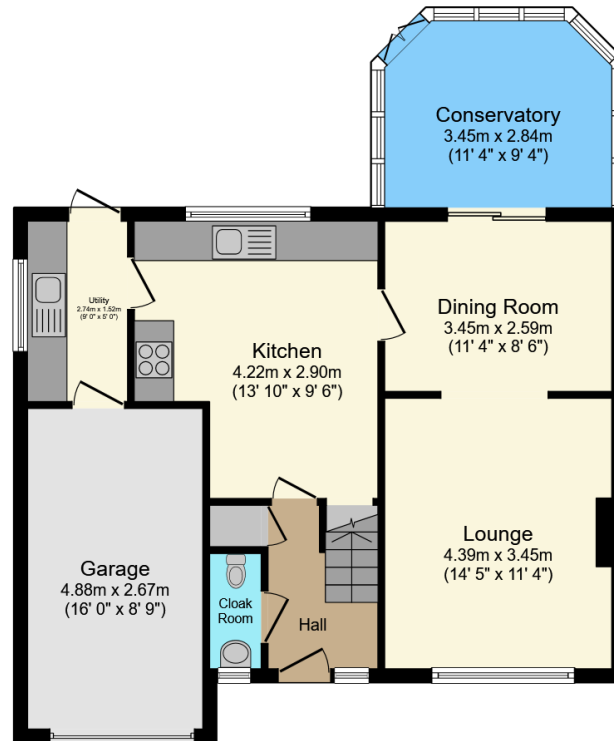
Outside, the property is approached over a good-size private driveway providing off-road parking and access to the Integral Garage. The front garden is laid mainly to lawn and complements the distinctive Tudor-style frontage.

The enclosed, south-facing rear garden is an attractive feature of the home incorporating a paved patio for outdoor seating and entertaining together with a generous lawn bordered by established planting. The garden enjoys a pleasant open and leafy rear aspect, creating a private setting in which to relax.

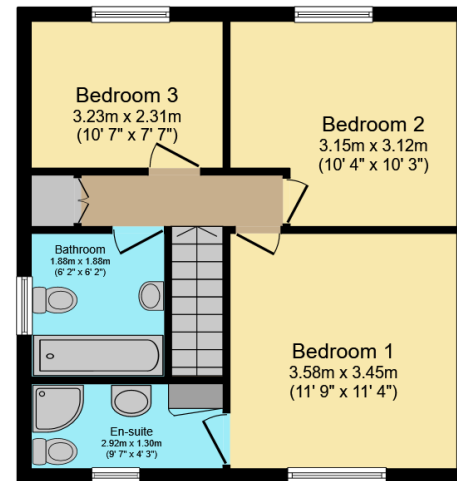
Combining a sought-after Northam address with well-balanced accommodation, an integral garage, driveway parking and an attractive garden, this distinctive detached home should appeal to families, downsizers and buyers wishing to live close to Westward Ho! and the North Devon coast.

Council Tax Band

D - Torridge District Council



Ground Floor



First Floor

Total floor area: 117.0 sq.m. (1,259 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



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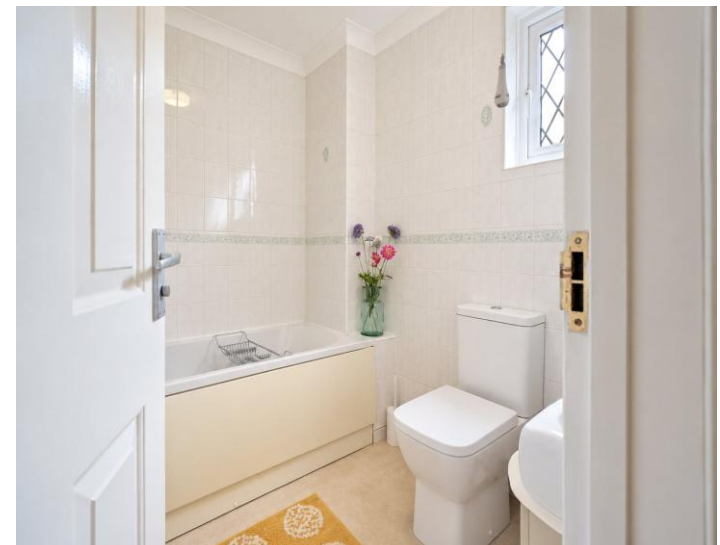
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Area Information

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

Directions to this property can be easily found by using What3words: <https://w3w.co/broker.raft.sting>

From Bideford Quay proceed in the direction of Northam passing straight over the Heywood Road roundabout. Continue up the hill before taking the left hand turning onto Chope Road. Proceed along this road and turn left into Chopes Close to where number 9 will be found directly in front of you.

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
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

