Bond Oxborough Phillips

Changing Lifestyles

1 Bay View Court
Bay View Road
Northam
Bideford
EX39 1TJ

Asking Price: £187,500 Leasehold







01237 479 999
bideford@boppproperty.com

1 Bay View Court, Bay View Road, Northam, Bideford, EX39 1TJ

A SPACIOUS HOUSE WITH SEA VIEWS FROM THE MAIN BEDROOM

- 2 Bedrooms
- Generously sized Kitchen
- Downstairs Cloakroom & upstairs Shower Room
- Inviting Living Room with large window overlooking the communal gardens
- Allocated parking
- Small lawned front garden & patio
- With generous room sizes, an appealing outlook, allocated parking & no onward chain, this charming home offers plenty of potential in a convenient location











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Situated on prestigious and highly sought-after Bay View Road, this spacious 2 Bedroom house forms part of an appealing residential complex offering allocated parking and delightful sea views from the main bedroom. Available for sale with no onward chain, it is within a short walk of amenities including a supermarket, doctors' and dentists' surgeries, takeaways and 2 popular pubs.

An attractive option for couples and small families, the house is well-presented overall with scope for decorative updating and a personal touch. A small lawned garden area and patio to the front provide somewhere to relax while a large storage box belonging to the property is situated within the development's grounds.

An Entrance Porch with coat hooks leads into the accommodation. The generously sized Kitchen offers a wide range of wall and base cabinets, matching drawers and plentiful work surfaces. There is a built-in oven, 4-ring hob with extractor above, an integrated dishwasher and space for a fridge / freezer. The ground floor Cloakroom doubles as a practical utility space with a WC, wash basin and space and plumbing for a washing machine. The gas fired boiler is located here alongside useful understairs storage. The inviting Living Room has a large window overlooking the communal gardens with the church providing an attractive backdrop. A pebble-effect electric fire beneath an ornate wooden mantel creates a welcoming focal point, complemented by shelved recesses.

Upstairs, the particularly spacious Main Bedroom is a standout feature. Two large windows frame lovely views across Northam towards the sea and church, with ample room for furniture and a seating area. Double doors open to an over-stairs storage cupboard. The Second Bedroom also has an over-stairs storage cupboard and a loft access hatch while an airing cupboard on the landing provides further storage. The Shower Room comprises a cabinet-mounted wash basin, close-coupled WC and a cubicle with a mains-fed shower. Prospective purchasers should be aware that the shower appears to have developed a leak and investigation and repair or replacement should be anticipated.

With generous room sizes, an appealing outlook, allocated parking and no onward chain, this charming home offers plenty of potential in a convenient location. A viewing is highly recommended.

Council Tax Band
B - Torridge District Council

Agents Note
The property is held on the balance of a 125-year lease commencing from April 1992.
We understand that the residents at Bay View Court have looked into extending the current lease and the approximate cost of the extension is in the region of £1200.
A management company, Bay View Court Management Company Ltd, has been established and, together with Peninsula Management South West, is responsible for the upkeep of the building's exterior and communal areas, as well as the provision of buildings insurance. Each property owner holds a share in the management company.
The current annual service charge is £1,280, which includes the ground rent.







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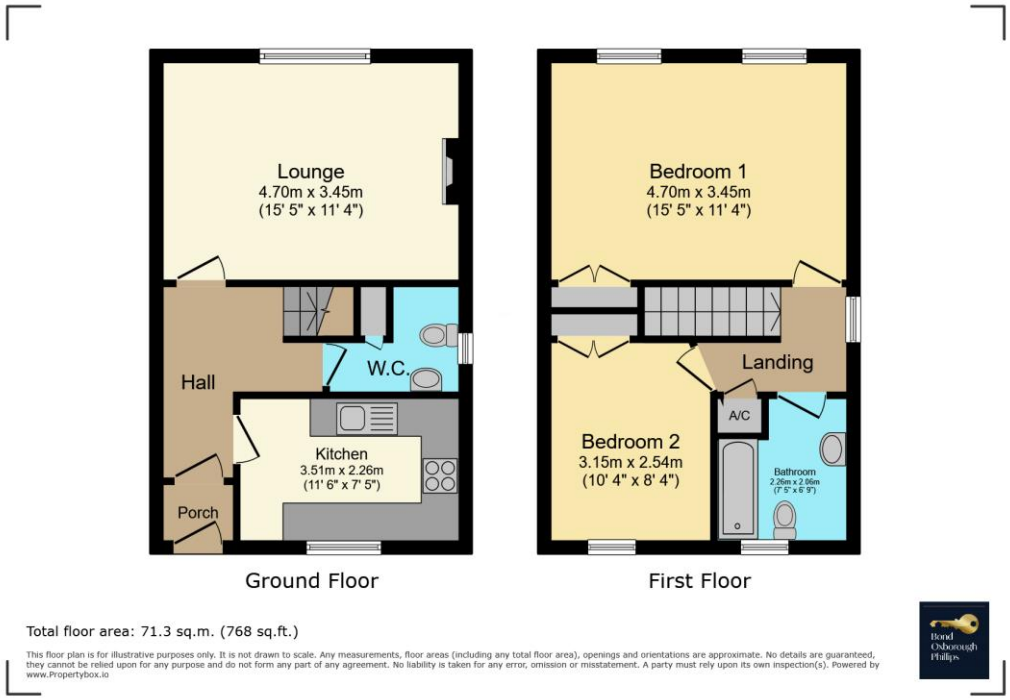


Total floor area: 71.3 sq.m. (768 sq.ft.)

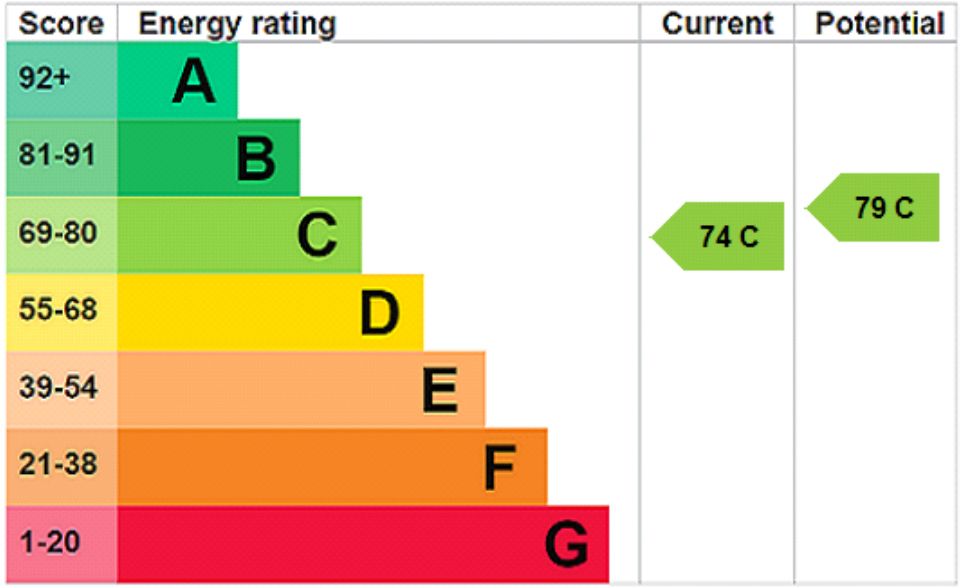
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Directions

From Bideford Quay proceed towards Northam proceeding straight across the Heywood Road roundabout. Follow this road bypassing the right hand turning for the village of Northam and turn left onto Bay View Road. Take the next left hand turning into Bay View Court. One of our agents will meet you here and take you to the property.

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.



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 & 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 able 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.