

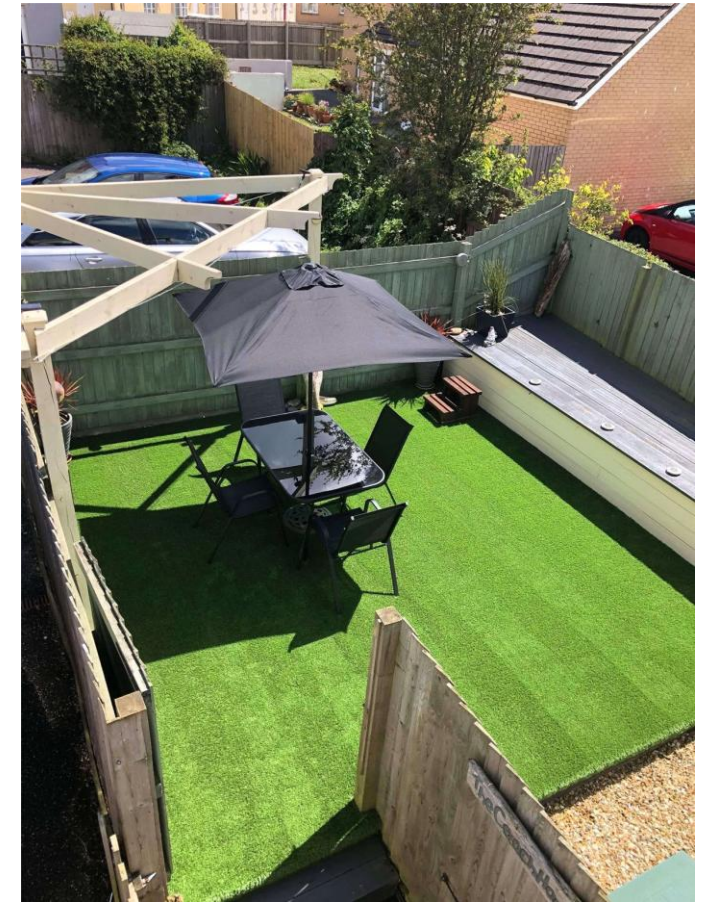


Bond
Oxborough
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Changing Lifestyles

66 Kimberley Park
Northam
Bideford
Devon
EX39 1GG

Asking Price: £209,950 Freehold



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01237 479 999
bideford@boproperty.com

66 Kimberley Park, Northam, Bideford, Devon, EX39 1GG

A MODERN & BEAUTIFULLY PRESENTED COACH HOUSE



- 2 Bedrooms (1 En-suite)
- Spacious, dual-aspect Living / Dining Room filled with natural light
- Sleek, fully fitted Kitchen
 - Modern Bathroom
 - Garage
- Securely enclosed garden designed for ease
 - Ideal for first time buyers or buy-to-let investors seeking a hassle-free, turnkey home
 - The property requires no additional work & offers a stylish, contemporary interior



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 a decent 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. Golf enthusiasts will also have cause to celebrate because there's a great championship course on the outskirts of Westward Ho!



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This modern and beautifully presented 2 Bedroom coach house enjoys a superb location on the outskirts of Northam, close to the popular coastal villages of Westward Ho! and Appledore. Ideal for first time buyers or buy-to-let investors seeking a hassle-free, turnkey home, the property requires no additional work and offers a stylish, contemporary interior.

The accommodation features a welcoming Entrance Hall providing direct access to the Garage and stairs to the First Floor. Here, you'll find a spacious, dual-aspect Living / Dining Room filled with natural light, seamlessly connecting to a sleek, fully fitted Kitchen. Further down the Hallway are 2 comfortable Bedrooms (1 benefiting from a convenient En-suite) alongside a modern Bathroom.

Outside, the generous garden is securely enclosed and designed for ease, laid with artificial lawn and featuring an attractive raised decking area - perfect for alfresco dining and entertaining guests.

Within close proximity to the property is a play area and open green space.

UPVC double glazed entrance door to Entrance Hall

Entrance Hall

Carpeted stairs to First Floor. Fitted carpet, radiator. Door to Garage.

Living / Dining Room - 18' x 15' (5.49m x 4.57m)

A spacious area with plenty of room for lounging and dining. Attractive wood effect flooring, 2 radiators. 2 UPVC double glazed windows to property front and property rear. Opening to Kitchen.

Kitchen - 9' x 7'5" (2.74m x 2.26m)

Fitted with units at eye and base level and inset stainless steel sink and drainer. Built-in 4-ring gas hob with extractor canopy over and oven below. Space and plumbing for appliances. Attractive wood effect flooring. UPVC double glazed window to property front.

Bedroom 1 - 11'8" x 12'8" (3.56m x 3.86m)

Built-in double wardrobe. Fitted carpet, radiator. UPVC double glazed window to property front. Door to En-suite.

En-suite Shower Room

Suite comprising dual flush WC, shower enclosure and wash hand basin. Radiator, tile effect flooring. Obscure UPVC double glazed window to property rear.

Bedroom 2 - 8'1" x 8'9" (2.46m x 2.67m)

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Door to storage cupboard. Wood effect flooring, radiator. UPVC double glazed window to property front.

Bathroom

Suite comprising bath, dual flush WC and wash hand basin. Radiator, tile effect flooring. Obscure UPVC double glazed window to property rear.

Outside

The generously sized rear garden is fully enclosed and laid to artificial lawn with a raised decked area which is perfect for entertaining.

Garage - 7'9" x 14' (2.36m x 4.27m)

With up and over door. Light connected.

All of the Garages underneath the coach house are owned by number 66. 3 of them are leased per annum for a £1 peppercorn rent to 3 properties located behind.

No flammables or electric allowed in the garages.

Council Tax Band

B - Torridge District Council

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Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bideford Quay proceed in the direction of Northam proceeding straight across the Heywood Road roundabout. Follow this road turning right signposted Appledore onto Churchill Way. Pass the Torridge Pool on your right hand side. Take the second turning on your left hand side into J H Taylor Drive. Proceed along this road before turning right into Kimberley Park. Turn right and then left and follow the road as it bears to your right. After a short distance you will find an archway under a coach house on your left hand side leading to number 66.

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.

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