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Changing Lifestyles

17 Tudor Close
Northam
Bideford
Devon
EX39 3QD

Asking Price: £535,000 Freehold



Changing Lifestyles

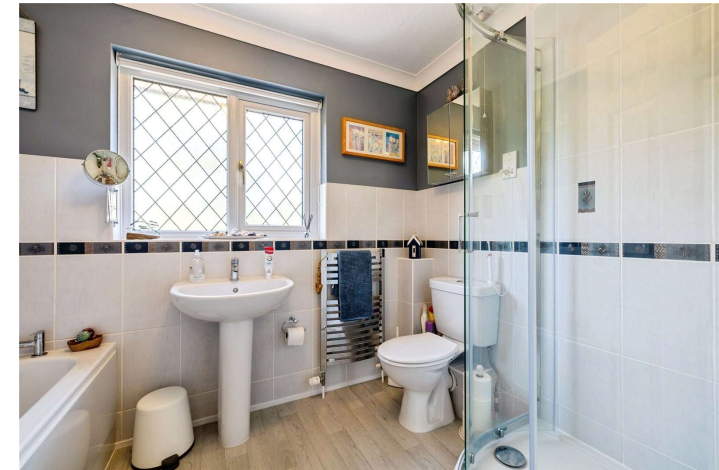
01237 479 999
bideford@boproperty.com

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

AN IMPRESSIVE DETACHED HOME ENJOYING A PEACEFUL SETTING



- 4 Bedrooms (1 En-suite)
- Spacious dual aspect Living Room with marble fireplace, gas fire & adjoining large Conservatory
 - Dining Room with garden views
- Well-appointed Kitchen & separate Utility Room
 - Stylish 4-piece Family Bathroom
- Driveway parking & Double Garage
- Generous front & rear gardens - ideal for gardening & wildlife lovers
- Far-reaching countryside views from rear rooms & Conservatory



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Overview

Occupying a prime position within a prestigious development of elegant mock Tudor-style homes located just off the well-regarded Chope Road area of Northam, this impressive 4 Bedroom detached house offers spacious living and exceptional outdoor space in a setting that perfectly blends privacy, charm and countryside tranquillity. Set on a generous plot with large, beautifully maintained front and rear gardens, this home will especially appeal to gardening enthusiasts and nature lovers alike, especially with its charming wildlife pond enhancing the natural surroundings. The front garden has a vegetable plot and is rich with trees and planting, creating a haven for wildlife while enhancing privacy and kerb appeal. A tarmac driveway to the front offers off-road parking for approximately 4 vehicles and leads to a Double Garage with electric door and gabled roof space providing storage above, ensuring practicality matches the aesthetic.

Inside, the home opens into a spacious and welcoming Entrance Hall with Cloakroom and handy understairs storage. The dual aspect Living Room is bright and inviting, featuring a coal effect gas fire with a classic marble surround and wooden mantle. This space flows seamlessly into the Dining Room, which enjoys views across the rear garden to the open countryside beyond. A standout feature is the large, airy Conservatory - perfect for relaxing and soaking in the peaceful garden views throughout the seasons. The generously sized Kitchen offers space for a dining table and is fitted with an electric oven, gas hob, under-counter fridge and built-in dishwasher, all while enjoying those same picturesque rear outlooks. A separate Utility Room provides further appliance space, a wall mounted gas fired boiler and access to the rear garden.

Upstairs, the Main Bedroom is spacious and features built-in wardrobes, countryside views and a private En-suite Shower Room. Bedroom 2 also benefits from fitted wardrobes and similarly impressive views. The remaining 2 Bedrooms are light and well-proportioned with attractive aspects. A stylish 4-piece Family Bathroom, a spacious landing with loft access and a large airing cupboard complete the upper floor.

To the rear of the property lies a true highlight - a fully enclosed, wildlife-friendly garden that showcases a level lawn, colourful planting and a variety of birds regularly visiting. Several patios provide perfect spots to enjoy the garden's beauty, with a paved pathway to the side granting access to the front.

With its combination of spacious living, scenic views and a beautifully cultivated garden, this outstanding home must be seen to be fully appreciated.

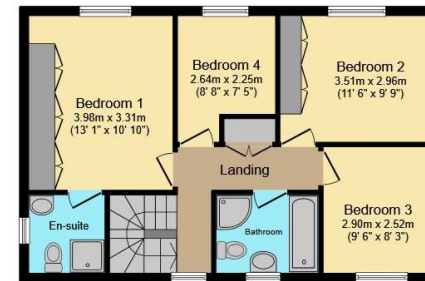
Council Tax Band

E - Torridge District Council



Ground Floor

Floor area 95.5 sq.m. (1,028 sq.ft.)

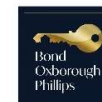


First Floor

Floor area 54.7 sq.m. (589 sq.ft.)

Total floor area: 150.2 sq.m. (1,617 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





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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 straight over the Heywood Road roundabout. Continue up the hill before taking the left hand turning onto Chope Road. Proceed along this road before taking the left hand turning into Tudor Close. Number 17 will be found on your left hand side.

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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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