



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

3 Sandymere Road  
Northam  
Bideford  
Devon  
EX39 1EY

**Asking Price: £217,500 Freehold**



**Changing Lifestyles**

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**[bideford@bopproperty.com](mailto:bideford@bopproperty.com)**



3 Sandymere Road, Northam, Bideford, Devon, EX39 1EY

## A CHARMING PERIOD COTTAGE ENJOYING SEA VIEWS

- 2 Bedrooms
- Delightful Living Room with stone fireplace & dining area
  - Well-equipped Kitchen with modern fittings
- Ground Floor Bathroom with stylish suite & shower
- Upgraded with solar panels, wood burner & smart meters
  - Enclosed, low-maintenance front garden
  - On-road & additional parking options nearby
    - No onward chain
- Near to village centre & amenities & close to the Northam Burrows Country Park & Golf Course
  - 20-minute walk to Westward Ho! beach
  - Great for permanent living or a holiday let



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.



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Available for sale with the distinct advantage of no onward chain, this charming 2 Bedroom period cottage presents a wonderful opportunity to acquire a characterful home tucked away in a peaceful position close to the heart of the popular village of Northam. This location offers a vibrant lifestyle with a wealth of local amenities including a dentist, doctor surgery, supermarket, takeaways and a welcoming village pub. The property is ideally situated for nature lovers and golf enthusiasts, being on the doorstep of the Northam Burrows Country Park and the renowned Royal North Devon Championship Golf Course, while the golden sandy beach at Westward Ho! is just a leisurely 20-minute stroll away.

The current owners have thoroughly upgraded the cottage, fitting new solar panels, a wood burner with a lined chimney, a new fuse board, and smart meters, elevating its EPC rating to a C- perfect for a permanent residence or an attractive holiday let. On-road parking is available nearby, with additional parking options as noted in the agents note.

The home, itself, welcomes you through an Entrance Hall leading to a delightful Living Room, featuring an original stone fireplace with a new wood burning stove, an exposed beam ceiling, and a charming dining area. The Kitchen offers a stainless steel sink, ample work surfaces with a range of solid wood cupboards, a built-in electric hob with extractor, an oven, plumbing for a washing machine, space for an under-counter fridge / freezer, tiled flooring and double glazed windows to the front and side. On the ground floor there is also a Bathroom complete with a stylish 3-piece suite including a bath with electric shower over and a dual flush WC.

Upstairs, the Main Bedroom is a spacious king-size room with excellent head height and a UPVC double glazed window framing stunning sea views. The second Bedroom fits a queen-size bed, providing a lovely space for guests or family.

Outside, the low-maintenance enclosed garden at the front offers a delightful spot to sit and unwind, surrounded by a variety of plants that create a colourful and inviting setting.

This truly is an exciting opportunity to own a beautifully upgraded home in a sought after coastal village. An early viewing is highly recommended to fully appreciate its quality and charm.

#### Agents Notes

New solar panels have been installed by the current owners which do provide an income.

New woodburning stove and chimney liner recently installed.

New fuse board and smart meters installed.

There is the option when owning the property to get a Northam Burrows parking permit at the cost of £60.

There is on-road parking to the front of the house on a timed basis.

The nearby Bone Hill car park offers all day parking for £2.00 and utilises the Ringo system.

#### Council Tax Band

A - Torridge District Council

## Changing Lifestyles

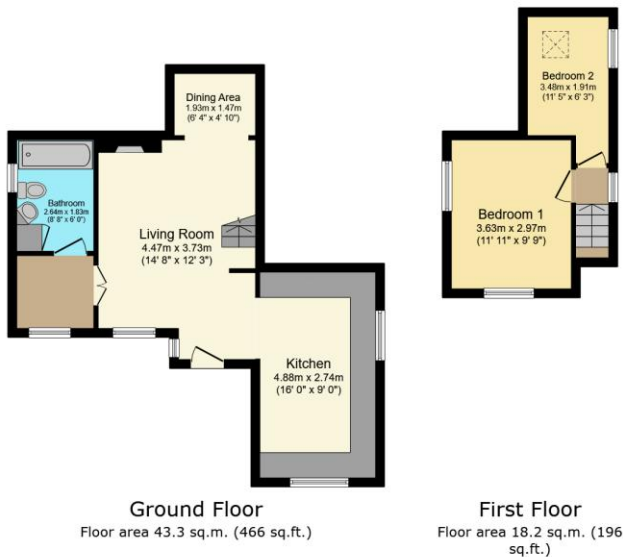


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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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.ie](http://www.Propertybox.ie)



## 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.

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

## Directions

From Bideford Quay proceed in the direction of Northam and Westward Ho! Take the right hand turning for Northam Village. Continue towards The Square and, with the Church on your left hand side, take the right hand turning onto Sandymere Road. The walkway approach to the cottage is a few yards on your left hand side. Continue past this and park on your left hand side in the designated parking area.

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.

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