



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 West Moor Close  
Northam  
Bideford  
Devon  
EX39 1SR

**Asking Price: £375,000 Freehold**



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



4 West Moor Close, Northam, Bideford, Devon, EX39 1SR

## A SPACIOUS DETACHED BUNGALOW WITH FANTASTIC POTENTIAL



- 3 Bedrooms
- Generous Lounge
- Conservatory overlooking the garden
- Spacious Kitchen & Shower Room
- Modernisation required throughout offering exceptional potential to be transformed into a stylish home
- Single Garage & ample driveway parking
- Pleasant rear garden with paved area & large, lawned garden
- Tucked away in a peaceful cul-de-sac between Westward Ho! & Appledore
- No onward chain



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

## Overview

**Tucked away in a peaceful cul-de-sac between the sought after villages of Westward Ho! and Appledore, 4 West Moor Close presents an exciting opportunity to acquire a spacious 3 Bedroom detached bungalow with fantastic potential.**

**The property sits on a generous plot and benefits from a Single Garage to the side, along with ample driveway parking. To the rear, you'll find a pleasant paved garden area with colourful flower beds and a small greenhouse – ideal for keen gardeners. Beyond this lies an unexpectedly large, lawned garden that runs the full length of the bungalow and continues along the back, creating an expansive outdoor space bordered by mature planting, including a charming apple tree. This sunny area offers plenty of scope for landscaping, vegetable growing, or simply enjoying the peaceful surroundings.**

**Inside, the accommodation is well-proportioned and ready for a new owner to update and make their own. The layout includes a generous Lounge with a Conservatory overlooking the garden, a spacious Kitchen, 3 Bedrooms and a Shower Room. Whilst modernisation is required throughout, the property's size, layout and position give it exceptional potential to be transformed into a stylish and comfortable home.**

**Practical features include a mains gas fired boiler, solar panels, helping to offset energy costs, and the advantage of being offered to the market with no onward chain, ensuring a smoother and faster transaction.**

**The location is particularly appealing – set within a quiet residential spot yet perfectly positioned to enjoy the best of the area. Westward Ho! offers its long sandy beach, shops and restaurants, while the picturesque fishing village of Appledore is just minutes away, with its winding streets, independent galleries and welcoming pubs.**

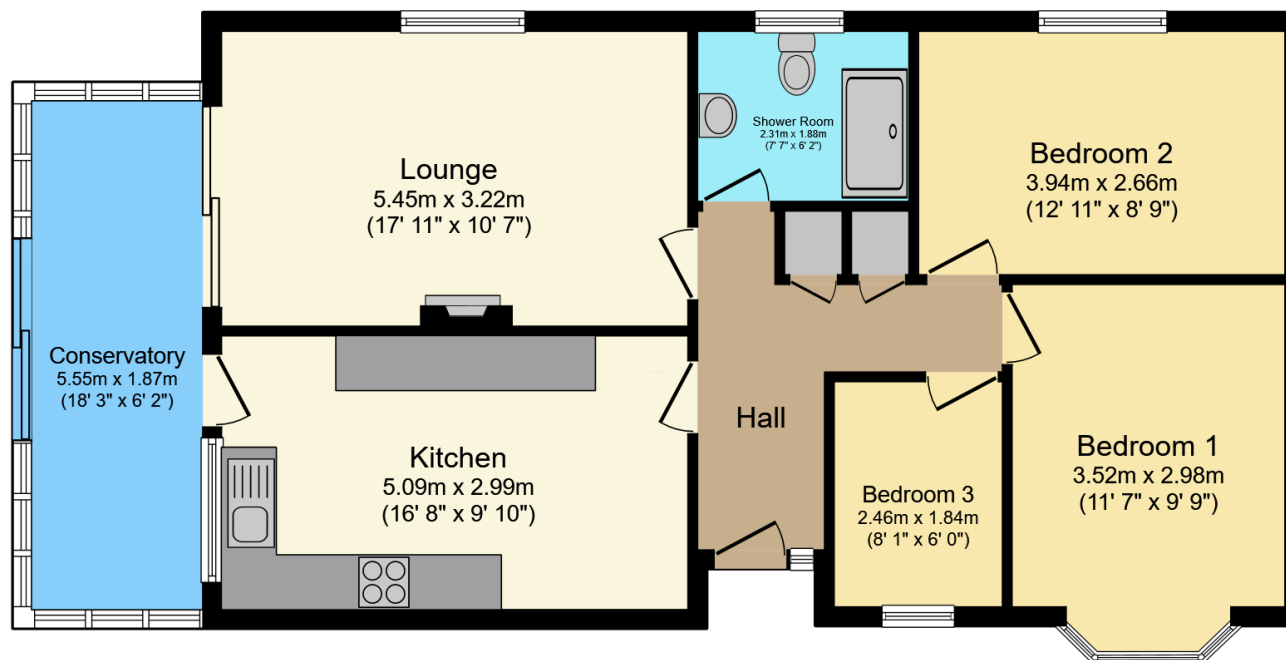
**With its generous plot, sought after location and outstanding potential, 4 West Moor Close is a property not to be missed – whether you're looking to create your forever home or invest in a project with great rewards.**

## Agents Note

This property has spray foam insulation in the loft.

## Council Tax Band

C – Torridge District Council



**Floor Plan**

Floor area 84.3 sq.m. (907 sq.ft.)

Total floor area: 84.3 sq.m. (907 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](http://www.Propertybox.io)





4 West Moor Close, Northam, Bideford, Devon, EX39 1SR

Changing Lifestyles



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)



4 West Moor Close, Northam, Bideford, Devon, EX39 1SR



Changing Lifestyles

01237 479 999  
bideford@bopproperty.com

4 West Moor Close, Northam, Bideford, Devon, EX39 1SR



## 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 towards Northam following the signposts to the village and turn right onto Fore Street. Proceed on Fore Street to The Square and turn right onto Sandymere Road. Take the second right hand turning onto Appledore Road and the first right hand turning into West Moor Way. Proceed along and take the right hand turning into West Moor Close to where number 4 will be situated at the end 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.

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 available 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.

Changing Lifestyles

01237 479 999  
bideford@bopproperty.com



# We are here to help you find and buy your new home...

5 Bridgeland Street

Bideford

Devon

EX39 2PS

Tel: 01237 479 999

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

## 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.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

