



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

4 The Links  
Northam  
Bideford  
Devon  
EX39 1LS

**Asking Price: £295,000 Freehold**



Changing Lifestyles

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



4 The Links, Northam, Bideford, Devon, EX39 1LS

A RECENTLY REFURBISHED SEMI-DETACHED BUNGALOW OFFERED FOR SALE WITH NO ONWARD CHAIN



- 2 Bedrooms

- Thoughtfully modernised, blending fresh, neutral décor with practical upgrades
  - Generous & welcoming Living Room
- Smartly fitted Kitchen & modern Bathroom
  - Driveway parking & Garage
- Ease of maintenance south-facing rear garden
  - Bus stops located close by
- For golfers – the Royal North Devon Golf Club is directly opposite the property



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. 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.

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## Changing Lifestyles

Occupying a superb position along Golf Links Road, this recently refurbished 2 Bedroom semi-detached bungalow presents an exciting opportunity to acquire a home of immaculate standard within moments of Westward Ho! beach and village amenities.

The property has been thoughtfully modernised, blending fresh, neutral décor with practical upgrades, leaving little for the new owner to do beyond furnishing it to their taste. From the front, the home enjoys a great aspect towards the Northam Burrows, creating an open, spacious feeling within the property.

Internally, the well-proportioned accommodation is filled with natural light thanks to both the traditional and elevated windows that provide attractive dual aspects in the Bedrooms. The Living Room is a generous and welcoming space, complemented by a smartly fitted Kitchen that has been fully refreshed to a contemporary style. A modern Bathroom suite completes the layout.

Externally, the property enjoys driveway parking leading to a Garage, along with a neat lawned garden to the front. The south-facing rear garden has been designed for ease of maintenance, featuring a private paved area with planting - ideal for those seeking a low-maintenance lifestyle.

Practical considerations are well covered too, with mains gas central heating powered by a modern and well-maintained boiler, ensuring comfort and efficiency throughout the year. Convenient bus stops are located close by on Golf Links Road, providing excellent connections in either direction. For golfers – the entrance to the renowned Royal North Devon Golf Club is directly opposite the property.

Combining a desirable coastal location, high-quality presentation and the ease of single-level living, this bungalow is perfectly suited to those seeking a peaceful home close to the sea.

### Council Tax Band

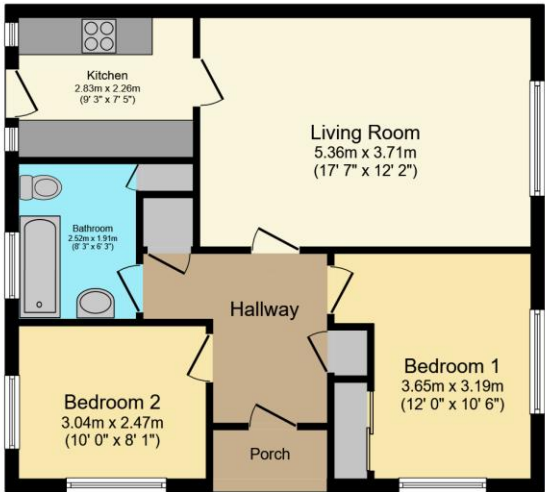
B - Torridge District Council



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Floor Plan  
Floor area 61.8 sq.m. (666 sq.ft.)

Total floor area: 61.8 sq.m. (666 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.ie](#)



Directions

From Bideford Quay proceed towards Northam bypassing the village and continue onto Atlantic Way. Take the right hand turning onto Beach Road. At the junction with Golf Links Road, turn right and follow the road, going straight over at the roundabout taking the second exit. Take the next right hand turning into The Links to where number 4 will be found occupying the corner plot on your right hand side.

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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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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