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Changing Lifestyles

16 Crofts Way
Northam
Bideford
Devon
EX39 1FU

Asking Price: £625,000 Freehold



Changing Lifestyles

01237 479 999
bideford@bopproperty.com

16 Crofts Way, Northam, Bideford, Devon, EX39 1FU

AN IMMACULATE DETACHED HOME OFFERING SPACIOUS MODERN LIVING



- 5 Bedrooms (2 En-suite & 1 Dressing Room)
- Spacious, dual-aspect Living Room & separate Study
- Impressive, open-plan Kitchen / Diner with bi-fold doors opening to the rear garden
 - Utility Room & Cloakroom
- Immaculately presented throughout and only a few years old
 - Enclosed rear garden
 - Double Garage & driveway parking



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Overview

Situated on an exciting new Bovis development just off the highly sought after Bay View Road, this beautifully presented 5 Bedroom detached home offers an exceptional opportunity to secure a particularly spacious modern property occupying an impressive plot with driveway parking and a Double Garage.

Only a couple of years old and in immaculate condition throughout, the house is ready for immediate occupation and has been designed to provide highly versatile accommodation arranged over 2 floors, making it ideal for couples or even the largest of families.

A welcoming Entrance Hall with a composite front door sets the tone for the quality within, with stairs rising to the first floor, useful understairs storage and access to a downstairs Cloakroom. From here, a superb Study sits at the front of the home, creating an excellent space for remote working or as a second Reception Room. The Living Room is a beautifully styled and comfortable dual aspect space, featuring an attractive bay window to the front and an additional side window that draws in plenty of natural light.

The Kitchen / Diner forms the true hub of this home, offering a generous open-plan area - perfect for cooking, dining and lounging, complete with a central island / breakfast bar, a built-in double oven and 5-ring gas hob together with an integrated dishwasher, fridge / freezer and a sink with mixer tap. UPVC bi-folding doors open directly onto the rear garden, while a door leads into the adjoining Utility Room for added convenience.

Upstairs, a spacious landing gives access to the loft via a hatch and to the airing cupboard housing the hot water tank. The Main Bedroom is particularly impressive with its dual aspect design, built-in double wardrobe and private En-suite Shower Room with a double shower enclosure, basin and WC.

The second Bedroom also enjoys generous proportions, some sea views and its own En-suite Shower Room, as well as an opening into a Dressing Room (that was previously the fifth bedroom and could easily be reinstated if required). Bedrooms 3 and 4 are both comfortable double rooms, each offering an attractive outlook.

Outside, the rear garden is fully enclosed and mainly laid to lawn, with planted flower borders and a central planting area adding colour and interest. A patio area directly off the kitchen / diner provides the perfect spot for outdoor dining and relaxation, while a rear door leads into the Double Garage (measuring 18'4" by 18'1") and benefits from power and light, making it a valuable asset to the property.

This truly is a beautifully maintained home that promises comfortable living for many years to come. A viewing is highly recommended to fully appreciate the quality, space and lifestyle it offers.

Agents Note

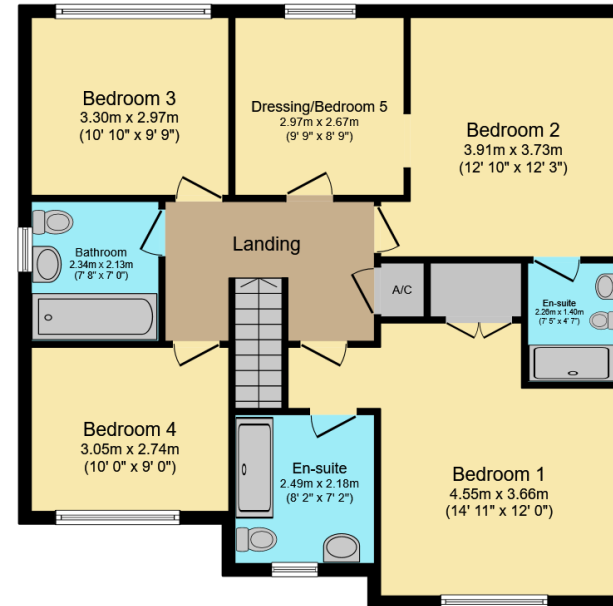
We are advised by the vendor that there is a Maintenance Charge of £210.00 per annum payable for future management of the estate and maintenance of areas of open space.

Council Tax Band

F - Torridge District Council



Ground Floor
Floor area 90.2 sq.m. (970 sq.ft.)



First Floor
Floor area 88.5 sq.m. (952 sq.ft.)

Total floor area: 178.6 sq.m. (1,923 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





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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 towards Northam. At the Heywood Road roundabout, take the second exit onto Heywood Road and follow this road for approximately 0.5 miles before turning left onto Bay View Road. Continue on this road for some distance before turning left into Kipling Fields and then right into Crofts Way to where number 16 will be found on your right 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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

