



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

22 J H Taylor Drive  
Northam  
Bideford  
Devon  
EX39 1TU

**Asking Price: £310,000 Freehold**



*Changing Lifestyles*

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## A DETACHED HOUSE OFFERED FOR SALE WITH NO ONWARD CHAIN

- 3 Bedrooms
- 2 Reception Rooms
- Ground Floor Cloakroom & First Floor Bathroom
- Driveway parking & Garage
- Level, fully enclosed, primarily lawned garden
- Generally well-presented throughout but room to add your personal stamp



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. It has a potted and interesting history filled with Saxon derring-do that's worth more than a passing look too.

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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**Situated on a prized development in Northam is this 3 Bedroom detached house that has driveway parking and a Garage.**

**This property is available for sale with no onward chain and has a level, fully enclosed, primarily lawned garden.**

**The house, itself, is generally well-presented throughout though there is room to add your personal stamp to ensure the property reaches its fullest potential. This house has 3 good size Bedrooms and a spacious and adaptable Ground Floor living space.**

**Properties of this type are in very short supply in the current market so an early viewing comes highly recommended.**

### **Entrance Hall**

Entrance door off. Carpeted stairs rising to First Floor Landing. Coved ceiling, fuse box, radiator, fitted carpet.

### **Cloakroom**

Close couple WC and wash hand basin with tiled splashbacking. Radiator, tile effect flooring. UPVC obscure double glazed window to property front.

**Living Room** - 11'7" x 13'2" (3.53m x 4.01m)  
UPVC double glazed window to property front. Feature fireplace with gas fire. Radiator, coved ceiling, TV point, telephone point, wood effect flooring.

**Dining Room** - 9'10" x 8'9" (3m x 2.67m)  
UPVC double glazed sliding doors to the rear garden. Radiator, coved ceiling, wood effect flooring. Ample space for dining table.

**Kitchen** - 12'4" x 9'4" (3.76m x 2.84m)  
UPVC double glazed window overlooking the rear garden. UPVC double glazed door to the driveway. A range of eye and base units with matching drawers, work surface and inset sink and drainer with mixer tap over. Built-in oven and 4-ring gas hob with extractor over. Space and plumbing for washing machine, dishwasher and fridge / freezer. Tiled splashbacking, radiator, extractor fan, wood effect flooring. Built-in understairs storage cupboard.

### **First Floor Landing**

UPVC double glazed window to side elevation. Built-in airing cupboard housing gas fired boiler and slatted shelving. Hatch access to loft space.

**Bathroom** - 7'2" x 5'5" (2.18m x 1.65m)  
UPVC obscure double glazed window to rear elevation. Suite comprising close couple WC, pedestal wash hand basin with tiled splashbacking and panelled bath with shower over. Tiled splashbacking, radiator, wall mounted electric heater, shaver point,

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**Bedroom 1** - 13'5" (4.1m) into bay window x 10'8" (3.25m)

UPVC double glazed bay window to property front. Built-in mirror-fronted wardrobes. Radiator, TV point, fitted carpet.

**Bedroom 2** - 11'2" x 9'2" (3.4m x 2.8m)

UPVC double glazed window to rear elevation. Built-in mirror-fronted wardrobes. Radiator, fitted carpet.

**Bedroom 3** - 7'7" x 8'4" (2.3m x 2.54m)

UPVC double glazed window to front elevation. Built-in over-stairs storage cupboard with shelving. Radiator, fitted carpet.

### **Outside**

To the front of the property is a driveway providing parking for 2 cars which leads to the Garage. The front garden is laid to lawn.

To the rear of the property is a fully enclosed lawned garden with borders and patio areas. There is a door to the Garage, a gravelled area housing a Storage Shed and a gate which leads to the front of the property.

**Garage** - 17'3" x 7'8" (5.26m x 2.34m)

Up and over door to front elevation. Door to rear garden. Window to side elevation. Power and light connected. Overhead storage.

### **Council Tax Band**

C - Torridge District Council



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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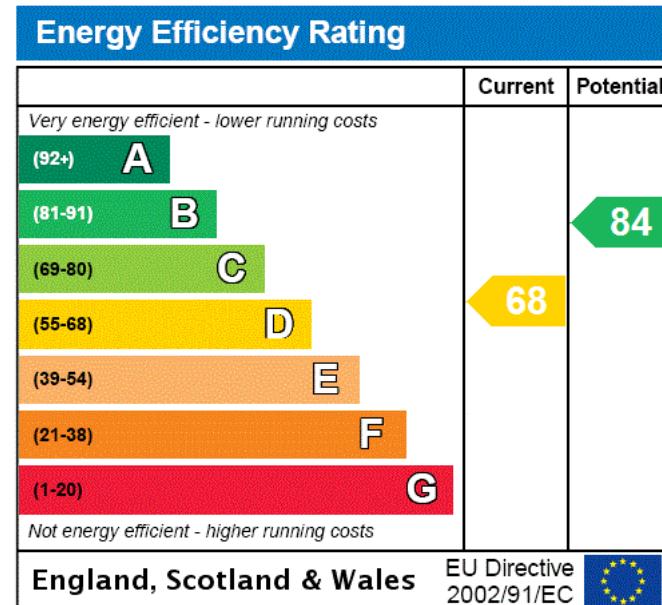
## Directions

From Bideford Quay proceed in the direction of Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning onto Churchill Way signposted Appledore. Continue on this road and take the left hand turning into J H Taylor Drive. Take the first right hand turning into the cul-de-sac where number 22 will be situated almost directly in front of you but slightly to your left displaying a numberplate.

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## 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.



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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