



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

8 Amyas Way  
Northam  
Bideford  
Devon  
EX39 1UT

**Asking Price: £310,000 Freehold**



**Changing Lifestyles**

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A PRIVATE SEMI-DETACHED HOME ENJOYING A SECLUDED POSITION

- 3 Bedrooms
- Living Room with wood burning stove
- Light-filled Kitchen / Diner with French doors to the garden
- Modern Shower Room & useful ground floor Cloakroom
- Occupying an unusually private location with no overlooking to the front or rear
- Generous, south-facing enclosed rear garden
- Side space offering potential for extension or garage (stp)



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Situated within a well-established and consistently popular residential development in Northam, this is a rare opportunity to acquire a tucked away 3 Bedroom semi-detached home that enjoys an unusually private and secluded position. One of the most appealing aspects of the property is the sense of space and privacy it offers, with no neighbouring properties overlooking either the front or the rear, creating a peaceful and reassuring environment that is increasingly hard to find.

The accommodation is well-balanced and thoughtfully arranged, with the ground floor centred around a comfortable Living Room featuring a wood burning stove set into the wall, providing a cosy focal point during the winter months while also adding character and warmth throughout the year. From here, the space flows naturally into an impressive Kitchen / Diner fitted with a range of eye-level and base units with matching drawers, a built-in 4-ring gas hob with electric oven and extractor canopy, space and plumbing for a washing machine, and the added benefit of a cabinet mounted gas fired boiler. French doors and a rear window allow plenty of natural light to flood the room and provide direct access out to the garden, making this a practical and sociable space for everyday living. A useful ground floor Cloakroom completes the downstairs layout, enhancing the overall convenience of the home.

Upstairs, there are 3 Bedrooms alongside an attractive and modern Shower Room, making the property well-suited to a range of buyers.

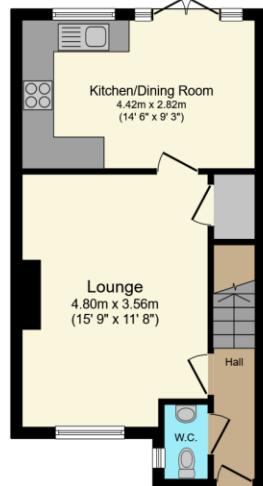
Externally, the rear garden is a real highlight, being fully enclosed, notably generous in size, and enjoying a sunny, south-facing aspect, with a patio area, a level lawn, and a garden shed providing excellent outdoor space for relaxation or entertaining. To the side of the property there is additional space that further sets it apart and offers potential for extension or the addition of a garage, subject to any necessary consents. To the front, the property benefits from off-road parking for 2 vehicles along with an open area of stone chippings framed by well-stocked flower and shrub borders, creating an attractive first impression.

Altogether, this is a charming and reassuring home that combines privacy, practicality and potential, and is likely to appeal to purchasers seeking a long-term home in a sought after North Devon location.

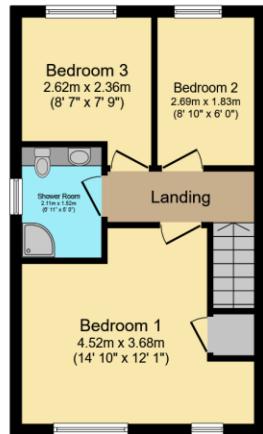
**Council Tax Band**

C - Torridge District Council





Ground Floor  
Floor area 35.8 sq.m. (386 sq.ft.)



First Floor  
Floor area 34.1 sq.m. (367 sq.ft.)

Total floor area: 69.9 sq.m. (753 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)



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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.

EPC TO FOLLOW

## Directions

From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning onto Churchill Way signposted Appledore. Take the third right hand turning by the Swimming Pool into Benson Drive. Follow the road as it bears left and take the right hand turning into Amyas Way. Approximately half way into the cul-de-sac, bear left onto a small driveway to where number 8 will be situated towards the far end on your right hand side clearly displaying a numberplate.

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.

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 able 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.

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