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Changing Lifestyles

16 Amyas Way
Northam
Bideford
Devon
EX39 1UT

Guide Price: £345,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

16 Amyas Way, Northam, Bideford, Devon, EX39 1UT

A BEAUTIFULLY PRESENTED DETACHED HOME IN A QUIET RESIDENTIAL CUL-DE-SAC



- 3 Bedrooms (1 En-suite)
- Contemporary fitted Kitchen finished to a high standard
- 2 separate Reception Rooms - ideal for flexible living
- South-facing, private, low-maintenance garden
 - Powered Workshop - perfect for hobbies or storage
 - Utility Room converted from garage
 - Private driveway parking for 3 vehicles
 - Level walk to the village square, schools & amenities near Westward Ho!



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Overview

Positioned within a quiet cul-de-sac in the ever-popular village of Northam, this beautifully presented 3 Bedroom detached home offers bright, practical living designed around everyday comfort and convenience.

The accommodation is naturally light and airy, featuring 2 separate Reception Rooms - ideal for both relaxation and entertaining, alongside a contemporary fitted Kitchen finished to a high standard. The former integral garage has been cleverly adapted to create a highly useful utility and storage space - a practical addition perfectly suited to modern family living.

Upstairs are 3 generous Bedrooms, including a comfortable principal bedroom with an En-suite Shower Room, all presented in excellent decorative order.

Outside, the property continues to impress. The south-facing rear garden has been designed for low-maintenance enjoyment, offering privacy and sunshine throughout the day, while a powered workshop provides excellent space for hobbies, storage or home working. A private driveway offers parking for 3 vehicles.

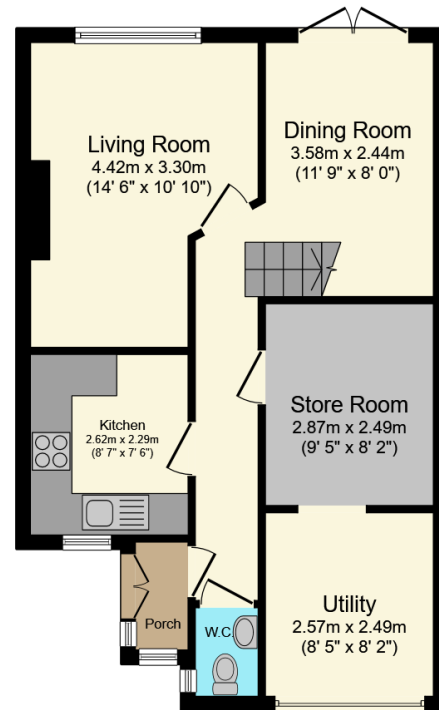
Amyas Way forms part of the desirable Burrough Farm development, just a level walk from Northam village square with its everyday amenities. The medical centre and leisure facilities are close by, while the sandy beach, coastal walks and Royal North Devon Golf Club at Westward Ho! are within approximately 1 mile.

Bideford Town Centre is approximately 2 miles away with regular bus connections available nearby.

A comfortable, well-balanced home in a location designed around lifestyle, convenience and the North Devon coast.

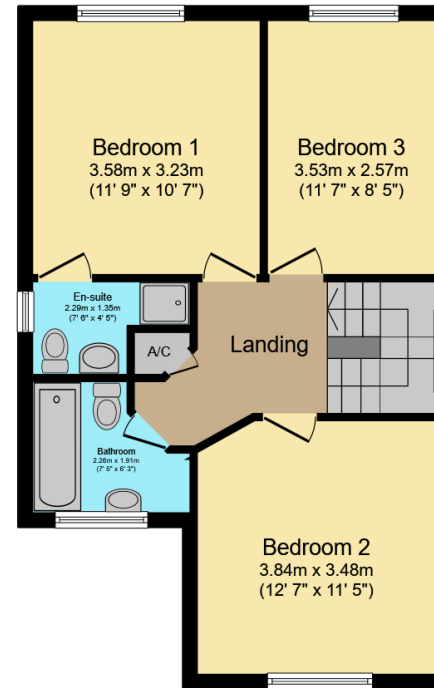
Council Tax Band

C - Torridge District Council



Ground Floor

Floor area 51.2 sq.m. (551 sq.ft.)



First Floor

Floor area 49.7 sq.m. (535 sq.ft.)

Total floor area: 100.9 sq.m. (1,087 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 the Heywood Road roundabout, passing Morrisons Supermarket on your right hand side. At the roundabout, continue straight ahead signposted Westward Ho! / Northam / Appledore. Take the right hand turning signposted Appledore onto Churchill Way. Upon reaching the Torridge Leisure Centre, turn right and follow the road into Benson Drive. Continue along Benson Drive taking the second right hand turning into Amyas Way. Number 16 will be situated 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

