



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 7 Puffin Court
Bay View Road
Northam
Bideford
Devon
EX39 1AF

Asking Price: £155,000
Share of Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Flat 7 Puffin Court, Bay View Road, Northam, Bideford, Devon, EX39 1AF



A SPACIOUS FIRST-FLOOR FLAT WITH SEA VIEWS

• 1 Bedroom

- Impressive, open-plan Kitchen / Living Room - a generous & light-filled space with 3 windows enjoying lovely sea views in the distance
- Allocated parking for residents & visitors
- Ideal as a main home, holiday retreat or investment
- Located within walking distance of local amenities, the village centre & scenic coastal walks
- Combining spacious accommodation, useful parking & a prestigious address, this is a rare find indeed



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Situated on the prestigious Bay View Road, this spacious First Floor flat forms part of an elegant period property, offering an appealing blend of character, comfort and practicality in one of North Devon's most sought after coastal settings. With allocated parking for residents and visitors, this is a rare opportunity to acquire a well-proportioned home in a highly desirable location.

The property is accessed via a Communal Entrance Hall, with steps rising to the first floor. Upon entering the flat itself, there is an intercom entry system providing convenient access for guests and deliveries. The heart of the home is the impressive, open-plan Kitchen / Living Room, a generous and light-filled space with 3 windows overlooking the communal driveway and enjoying lovely sea views in the distance. Finished with wood laminate flooring throughout, this room offers ample space for both lounge and dining furniture, making it highly versatile for day-to-day living and entertaining alike. The kitchen area is well-fitted with a range of eye and base level units with matching drawers, rolled-edge work surfaces, and a 1.5 bowl sink and drainer with mixer tap over. Built-in appliances include a 4-ring gas hob with extractor above, an electric oven, fridge / freezer, dishwasher and washer / dryer, making this an especially attractive purchase for those seeking a property ready to move into with minimal fuss. The gas fired combination boiler is neatly housed within a cupboard and is understood to be approximately 3-years old.

The Bathroom is well-appointed and features a UPVC double glazed window, a panelled bath with mains shower over and fully tiled surround, a hidden cistern WC, a pedestal wash hand basin, tiled flooring and down lighting. The Bedroom is a particularly spacious double room with a UPVC double glazed window allowing for plenty of natural light.

Currently let, the property could continue to serve as a successful rental investment, but it would equally make a comfortable main residence or coastal retreat. Being within walking distance of local amenities, the village centre and scenic coastal walks, it is ideally placed for those looking to enjoy a relaxed lifestyle in an enviable location. Combining spacious accommodation, useful parking and a prestigious address, this is a rare find indeed, and early viewing is highly recommended.

Council Tax Band

A - Torridge District Council

Agents Notes

- The property is sold with the remaining balance of a 999-year Lease which commenced in 2004
- Service charge: £1386.00 (payable annually in January of each year or by monthly standing order) which includes building insurance and the maintenance of the lift, gardens and communal areas. There is an additional £75.00 payable as "yearly reserve fund in advance"
- Each flat owns a thirteenth share of the Freehold
- The property is managed by Puffin Court Management Company of which each owner becomes a shareholder
- Costs are reviewed annually at the AGM



Floor Plan

Floor area 40.3 sq.m. (434 sq.ft.)

Total floor area: 40.3 sq.m. (434 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 inspector(s). Powered by www.Propertybox.ie



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed to the Heywood Road roundabout going straight across signposted Northam. Continue on this road taking the second turning on your left onto Bay View Road and continue up, over the hill to where Puffin Court can be found on your left hand side. Designated visitor parking can be found through the archway to the rear of the building in the second carpark.

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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