



Bond
Oxborough
Phillips

Changing Lifestyles

2 J H Taylor Drive
Northam
Bideford
Devon
EX39 1TU

Asking Price: £360,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

2 JH Taylor Drive, Northam, Bideford, Devon, EX39 1TU

AN IMMACULATELY PRESENTED DETACHED FAMILY HOME



- 4 Bedrooms (1 En-suite)
- Sitting Room with attractive feature wall
- Superb, open-plan Kitchen / Diner, stretching across the rear of the property with doors opening to the rear garden
- Private driveway parking & Integral Garage
- Enclosed rear garden that is ideal for both relaxing & entertaining
- A spacious & well-appointed family home in a sought after location
- Early viewing is highly recommended



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An immaculately presented and deceptively spacious 4 Bedroom detached family home situated within a popular residential development on the fringes of Northam, conveniently positioned for access to Appledore, Westward Ho! and Bideford Town.

This impressive home has been thoughtfully improved by the current owners and now offers well-balanced, modern accommodation ideally suited to family living. Upon entering, a welcoming Reception Hall provides access to a useful Cloakroom and an internal door to the Integral Garage. The Sitting Room is a comfortable and inviting space, featuring an attractive feature wall with a charming fireplace mantle.

Undoubtedly, the heart of the home is the superb open-plan Kitchen / Diner, stretching across the rear of the property. This light-filled and sociable space is well-equipped with a range of fitted units and ample work surface, with plenty of room for dining and entertaining. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the First Floor are 4 well-proportioned Bedrooms. The Principal Bedroom enjoys open outlooks towards countryside and benefits from a stylish En-suite Shower Room. Bedrooms 2 and 3 are generous doubles, whilst Bedroom 4 offers versatility as a single room, nursery or home office. A contemporary Family Bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the front, a private brick-paved driveway provides off-road parking for up to 4 vehicles and leads to the Integral Garage with power and light connected. The enclosed rear garden has been designed with ease of maintenance in mind, offering a level lawn, paved seating area and mature borders – ideal for both relaxing and entertaining.

A fantastic opportunity to acquire a spacious and well-appointed family home in a sought after location, early viewing is highly recommended.

Council Tax Band

D - Torridge District Council



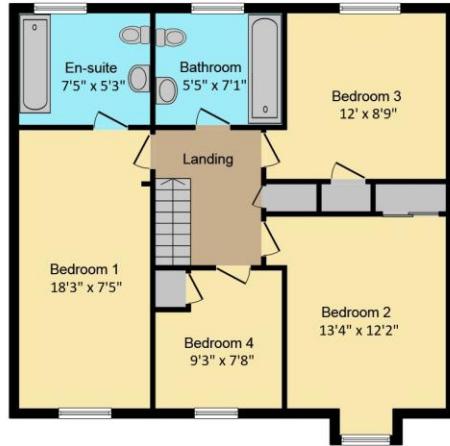
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Ground Floor



First Floor

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

From Bideford Quay proceed out of town towards Northam. At the Heywood Road roundabout continue straight on signposted Northam / Westward Ho! / Appledore. Passing the Durrant House Hotel on your right hand side, take the next major right hand turning signposted Appledore onto Churchill Way. Follow this road and, upon reaching Bloody Corner, take the next left hand turning into J H Taylor Drive where number 2 will be found immediately on your right hand side with a numberplate clearly displayed.

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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