



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

29 Burrough Road  
Northam  
Bideford  
Devon  
EX39 1BU

**Asking Price: £380,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

29 Burrough Road, Northam, Bideford, Devon, EX39 1BU

## A BEAUTIFULLY PRESENTED HOUSE WITH A GARAGE & DRIVEWAY



- 4 Bedrooms

- Living Room with bay window & wood burner
- Open-plan Kitchen / Diner with plenty of space to dine & relax
- Large Utility Room & Ground Floor Shower Room
  - First Floor Bathroom
  - Thoroughly improved by the current owner blending period styling with modern convenience
- Extensive, level & colourful rear garden with Summerhouse
  - Driveway parking & Garage
  - Lovely, low-maintenance front garden



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## Overview

**Situated in the heart of the popular Devonshire village of Northam, this is a great opportunity to acquire a beautifully presented 4 Bedroom semi-detached house. This house has been thoroughly improved by the current owner and now perfectly blends period styling with modern convenience.**

**The house is approached by a lovely, low-maintenance front garden which has paved pathways and a planted laurel taking pride of place. A useful Entrance Porch gives access to the house and leads to the spacious Entrance Hall which has original tiled flooring. The Living Room has a bay window and a wood burner set on a slate hearth, ensuring cosy winter evenings. The floor is wooden, adding to the charm. A great feature of the house is the open-plan Kitchen / Diner which beautifully captures the sun. There is plenty of space to dine and relax and some contemporary shelving, great for displaying books and ornaments. The Kitchen features a breakfast bar and a range of sleek white units with solid granite effect work surfaces. There is a built-in NEFF double oven, an induction hob and an extractor canopy above. There is space for a fridge / freezer and plumbing for a dishwasher. This room leads on to a large Utility Room with space and plumbing for a washing machine and tumble dryer and an under-counter fridge. There is access from here to the rear garden as well as to the Ground Floor Shower Room.**

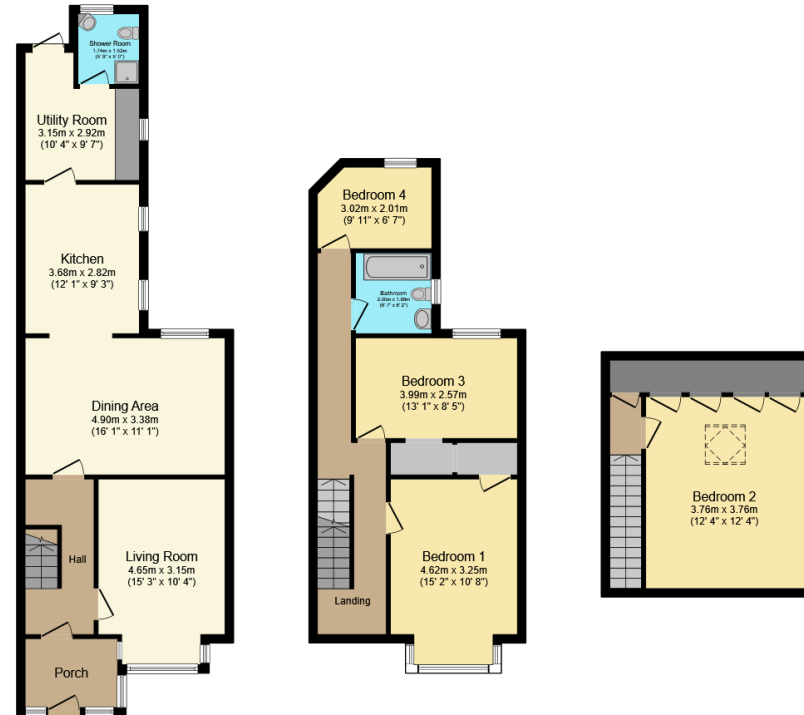
**The First Floor of the house offers 3 impressive Bedrooms. The beautifully presented Main Bedroom features a bay window and is located at the front of the house. It provides plenty of space, has painted floorboards and a built-in cupboard. Bedroom 2 also has painted floorboards and a built-in cupboard and overlooks the rear garden and driveway. The Bathroom is simple yet elegant offering a white 3-piece suite with an electric shower over the bath. Bedroom 3 has direct views over the garden and is a perfect office space for home workers. All the rooms here are connected by the extensive Landing which provides a great space to hang art from the picture rails. Heading upstairs is Bedroom 4 which is a double Bedroom with built-in eaves storage and a large Velux window.**

**The rear garden is extensive and level and perfectly captures the sun throughout the day. A patio area leads onto a level lawn that is alive with colour and life by way of shrubs, bushes and ornamental trees. There is a Summerhouse at the end of the garden and beyond the rear fence is an area, purchased by the current owner 4 years ago, that leads up to the road. The owner has not utilised this space but it could be used to put in a Garden Room or to extend the garden.**

**There is a driveway to the side of the house which leads to the Garage which has power connected and has space to park in front. Also to the side of the house is a wood store which is included in the sale. There is also a further small shed included in the sale.**

### Council Tax Band

C - Torridge District Council



**Ground Floor**  
Floor area 63.0 sq.m.  
(678 sq.ft.)

**First Floor**  
Floor area 49.1 sq.m.  
(529 sq.ft.)

**Second Floor**  
Floor area 23.8 sq.m.  
(256 sq.ft.)

**TOTAL: 135.9 sq.m. (1,463 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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## 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 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. 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 Northam. Upon reaching the Heywood Road roundabout, take the second exit continuing on your route towards Northam. Take the right hand turning onto Churchill Way signposted Appledore. Continue for a short distance and then turn left and immediately right onto Burrough Road to where number 29 will be situated 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 and 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 available 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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## We are here to help you find and buy your new home...

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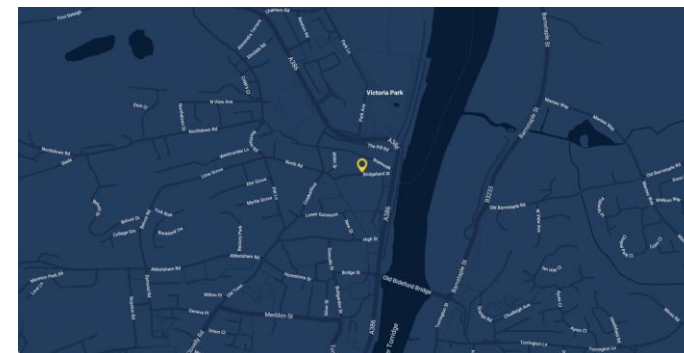
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the team at Bond Oxborough  
Phillips Sales & Lettings on

**01237 479 999**

for a free conveyancing quote and  
mortgage advice.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	