



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

1 Kimberley Park  
Northam  
Bideford  
Devon  
EX39 1GQ

**Asking Price: £335,000 Freehold**



Changing Lifestyles

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1 Kimberley Park, Northam, Bideford, Devon, EX39 1GQ

## A CHARMING HOME



- 3 Bedrooms

- Impressive open-plan living space with well-equipped Kitchen, a Dining Area & a spacious Living Room
- Generous, fully enclosed rear garden with large patio & a beautifully maintained lawn
- Versatile, separate Sitting Room / Bedroom 4
  - Stylish & modern Bathroom
- Sleek, contemporary Ground Floor Cloakroom
  - Driveway parking & Garage
- A move-in ready property for those seeking a comfortable, stylish home



This charming home offers a truly special living experience, starting with the impressive open-plan living space that seamlessly combines a well-equipped Kitchen, a Dining Area and a spacious Living Room. The living area opens onto a generous, fully enclosed rear garden, featuring a large patio and a beautifully maintained lawn - perfect for families or anyone who loves spending time outdoors.

The Ground Floor also includes a versatile, separate Sitting Room, which could easily serve as a fourth Bedroom to suit your needs. On the First Floor, you'll find 3 inviting Bedrooms (2 of which offer lovely sea views), as well as a stylish and modern Bathroom. There's also a sleek, contemporary Cloakroom on the Ground Floor, adding to the home's appeal.



Further enhancing the convenience of this property are driveway parking and a Garage, ensuring ample space for your vehicles.

It's clear that this home has been thoughtfully updated and well-maintained, making it move-in ready for those seeking a comfortable, stylish home with plenty of space and potential.

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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.



# Internal Description

## Entrance Hall

Solid door to property front. Carpeted stairs rising to First Floor. Understairs storage cupboard. Wood effect flooring, radiator.

## Cloakroom

UPVC obscure double glazed window. Roca suite comprising cabinet mounted wash hand basin and close couple dual flush WC. Radiator, wood effect flooring.

## Sitting Room / Bedroom 4 - 9'10" x 11'4" (3m x 3.45m)

UPVC double glazed window to property front. Fitted carpet, radiator.

## Open-plan living space - 18'7" x 20'9" (5.66m x 6.32m)

An open-plan Kitchen / Diner / Living Room. A simply magnificent open-plan living space and is sure to appeal greatly.

## Kitchen

Equipped with a range of white gloss eye and base level cabinets (some with carousel features) with matching drawers. Mottled stone effect work surfaces incorporating a Breakfast Bar with tiled splashbacking and inset 1.5 bowl sink and drainer with mixer tap over. Built-in wine fridge. Built-in eye level pyrolytic oven and combination microwave. Built-in induction hob with extractor canopy

over. Integrated dishwasher and washer / dryer. Space for fridge / freezer. Down lights, luxury vinyl tile flooring.

## Living Room

UPVC double glazed sliding door and window to rear garden and 2 UPVC double glazed solar powered Velux roof lights. Luxury vinyl tile flooring, TV point.

## Diner

Ample space for large dining table. Luxury vinyl tile flooring.

## First Floor Landing

Hatch access to loft space. Fitted carpet.

## Bedroom 1 - 11'11" x 9'10" (3.63m x 3m)

UPVC double glazed window overlooking rear garden and with sea views. Built-in double wardrobe with hanging rail and shelving. Fitted carpet, radiator.

## Bedroom 3 - 8'6" x 9'11" (2.6m x 3.02m)

UPVC double glazed window overlooking rear garden and with sea views. Built-in wardrobe. Fitted carpet, radiator.

## Bedroom 2 - 9'3" x 9'11" (2.82m x 3.02m)

UPVC double glazed window. Fitted carpet, radiator.

## Bathroom - 4'7" x 8'5" (1.4m x 2.57m)

An attractive contemporary Bathroom with Roca suite comprising cabinet mounted wash hand basin with mixer tap over, hidden cistern WC and bath with full wall tiling to area and mains shower over. Heated towel rail, extractor fan, wood effect flooring. UPVC obscure double glazed window.

## Outside

To the rear of the property is a very large, fully enclosed, south-westerly facing garden being mainly level lawn and with plenty of areas to sit and relax. There is a Garden Shed and there is rear access to the Garage.

## Garage

Power and light connected. Overhead storage. Space to park directly in front.

## Council Tax Band

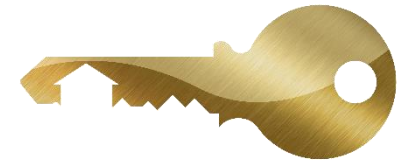
C - Torridge District Council





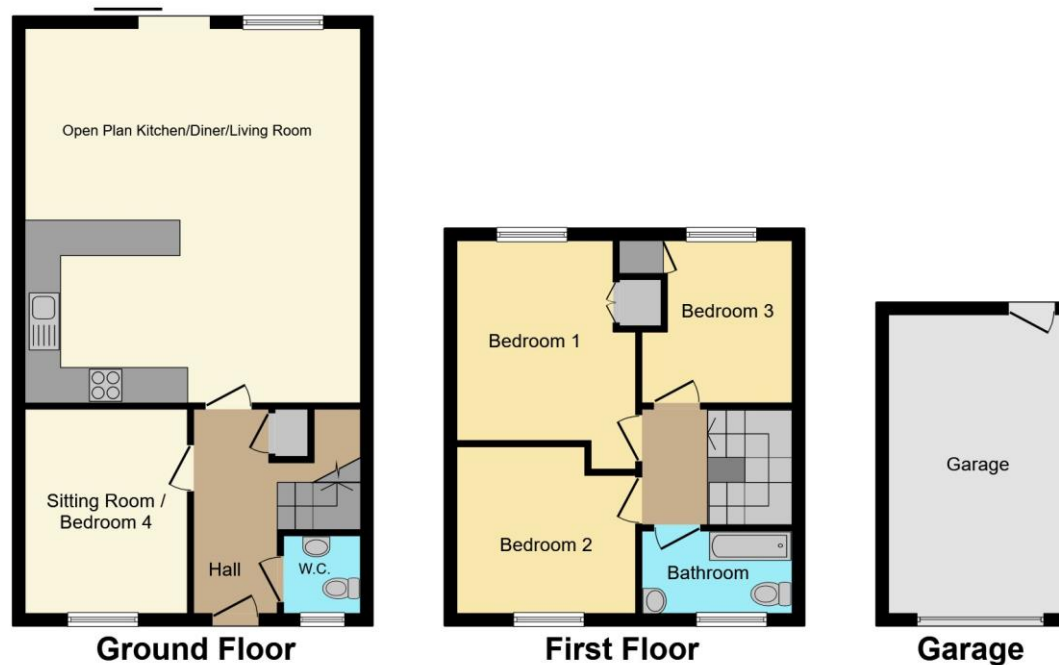


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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Directions

From Bideford Quay proceed in the direction of Northam. Proceed straight across the Heywood Road roundabout. Follow this road turning right signposted Appledore onto Churchill Way. Pass the Torridge Leisure Centre on your right hand side. Take the second turning on your left hand side into J H Taylor Drive. Proceed along this road before turning right into Kimberley Park to where number 1 will be situated almost immediately 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 & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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## We are here to help you find and buy your new home...

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### Have a property to sell or let?

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.

Please do not hesitate to contact  
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>88</b>
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	