



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

5 Bay View Road  
Northam  
Bideford  
Devon  
EX39 1AY

**Asking Price: £270,000 Freehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

5 Bay View Road, Northam, Bideford, Devon, EX39 1AY

## A LARGE BUNGALOW IN A DESIRABLE LOCATION IN NEED OF A FULL RENOVATION

- 2 Bedrooms & loft conversion
- Very large Living Room courtesy of an extension
  - Sizeable Kitchen with dining area
- Occupying an elevated corner plot
- Picturesque views towards the distant countryside
  - Garage & driveway parking
- Wraparound garden with mature trees



Bay View Road in Northam is a prestigious and highly sought after residential area in North Devon. The road is elevated, offering stunning panoramic views of Bideford Bay, the Atlantic Ocean and nearby Westward Ho! Beach. This location is prized for its proximity to local amenities, beaches and outdoor attractions such as the South West Coast Path.

The area combines the charm of a coastal lifestyle with the convenience of nearby towns like Northam and Bideford, making it ideal for families, retirees and holiday homeowners alike.



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## Changing Lifestyles

**If you've been keeping an eye out for project opportunities - you've just found one. Introducing 5 Bay View Road, a large 2 Bedroom detached bungalow with a dormer loft conversion, driveway and Garage, offering a substantial project for those eager to renovate and capitalize on its significant potential.**

**The property has experienced fire damage in the past, resulting in unfinished interior features such as exposed plasterboard and missing stairwell guards. Additionally, perhaps more noticeably, the residence is currently quite cluttered, with limited navigable space inside, and the surrounding garden is overgrown and filled with refuse bags.**

**Despite these challenges, the bungalow boasts a generously sized Reception Room, courtesy of a previous extension, and is situated in a desirable location where similar properties have achieved substantial market values. For instance, another dormer bungalow with near identical floorplan, but with an added Conservatory, is currently listed at £495,000 at the time of writing.**

**This property represents a unique opportunity for investors or ambitious homeowners to undertake a comprehensive renovation, with the prospect of significant value appreciation upon completion. As an added bonus, the sale includes the mid-sized fiberglass boat in the rear garden - perfect for those dreaming of nautical adventures post-renovation! (Bond Oxborough Phillips does not guarantee seaworthiness of any vessel included in the purchase of this property).**

**Contact us for viewings to see this property's great potential!**

### **Council Tax Band**

D - Torridge District Council

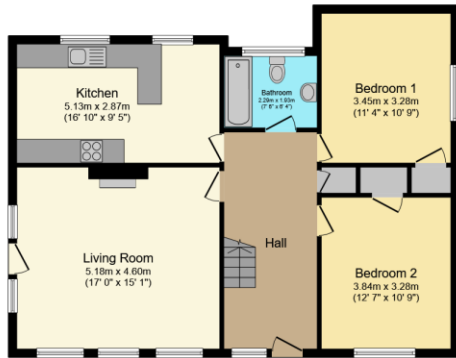
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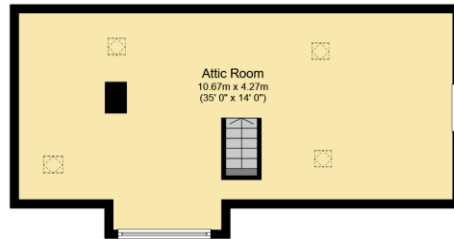


## Have a property to sell or let?

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.



**Ground Floor**  
Floor area 86.3 m<sup>2</sup> (929 sq.ft.)



**First Floor**  
Floor area 53.9 m<sup>2</sup> (580 sq.ft.)

TOTAL: 140.2 m<sup>2</sup> (1,509 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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	

### Directions

From Bideford proceed out of the town past Morrisons Supermarket towards the Heywood Road roundabout on the A39. Proceed over the roundabout and continue on Heywood Road passing the right hand turning signposted Appledore. Take the second left hand turning onto Bay View Road. Continue along Bay View Road and find number 5 as a corner plot at the entrance to Fairlea Crescent.

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.

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 able 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.