

3 Bay View Court  
Bay View Road  
Northam  
Bideford  
Devon  
EX39 1TJ

**Asking Price: £260,000 Leasehold**



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

3 Bay View Court, Bay View Road, Northam, Bideford, Devon, EX39 1TJ

## A SPACIOUS MAISONETTE ARRANGED OVER 3 FLOORS



- 3 Bedrooms (1 En-suite Bathroom)
  - Modern fitted Kitchen
- Bright open-plan living space with room for dining & home office
  - Stylish Shower Room
- Sought-after cul-de-sac location off Bay View Road
- Stunning sea views over Northam village & Bideford Bay
- Recently upgraded with new heating, water tank, flooring, carpets & shower
- Communal gardens, allocated parking space & private outdoor storage cupboard



Changing Lifestyles

01237 479 999  
[bideford@boproperty.com](mailto:bideford@boproperty.com)

## Overview

Located in a sought after cul-de-sac just off the highly popular Bay View Road, this exceptionally spacious 3 Bedroom maisonette offers an impressive and versatile layout across 3 floors, comparable to that of a full-size house. Enjoying a prime position within walking distance of Northam village, residents benefit from a fantastic range of local amenities, including a variety of shops, takeaways and pubs, as well as post office facilities, doctor's, dentist and pharmacy. The stunning Northam Burrows Country Park and its breathtaking coastline, Westward Ho and its beach and, of course, the historic fishing village of Appledore are also very close by, making this a perfect home for those who appreciate a coastal lifestyle.

One of the standout features of this property is the wonderful sea views enjoyed from multiple aspects offering picturesque scenes over Northam Village towards Bideford Bay and across to Saunton Sands and Croyde Bay.

The home is beautifully presented throughout having been recently improved and updated by the current owner with a new heating system including new radiators and towel rails throughout, a new water tank, fresh flooring and carpets and a new Shower Room. This substantial space, coupled with its desirable North Devon location, makes it an appealing prospect for a variety of buyers.

The accommodation is accessed via a private Ground Floor Entrance, with space for coats and shoes and a staircase leading to the First Floor Landing. Here the Utility space provides additional storage and practicality, complete with plumbing and space for both a washing machine and tumble dryer. The fitted Kitchen boasts a range of eye and base level units, a built-in electric oven with a 4-ring induction hob and extractor canopy, and undercounter space for both a fridge and a freezer. The First Floor also features 2 generously sized Bedrooms, 1 of which is the impressive principal suite, complete with built-in wardrobes and a spacious En-suite Bathroom featuring a panelled bath with shower over, a pedestal wash hand basin and a WC.

Up a further flight of stairs, the Second Floor comprises the open-plan living space, a highlight of the home, offering a fantastic setting for both relaxation and entertaining. This large, bright and airy room allows for multiple lounge configurations, with ample space for dining and even a home office set up. This Top Floor hosts a further well-proportioned double Bedroom with 2 windows as well as a stylish Shower Room fitted with a large modern shower enclosure with fixed rainfall head shower and practical, lightweight handset, a wash hand basin with storage below and a WC. In addition to the living space, there is a large, partly boarded loft area that provides substantial additional storage.

Surrounded by well-maintained communal gardens, the property also benefits from an allocated parking space to the rear of the building, along with a handy private storage cupboard – ideal for bins and outdoor essentials.

Offering generous living space, modern comforts, and a highly desirable coastal location, this home presents a fantastic opportunity for those seeking a stylish and spacious retreat in North Devon.

### Agents Note

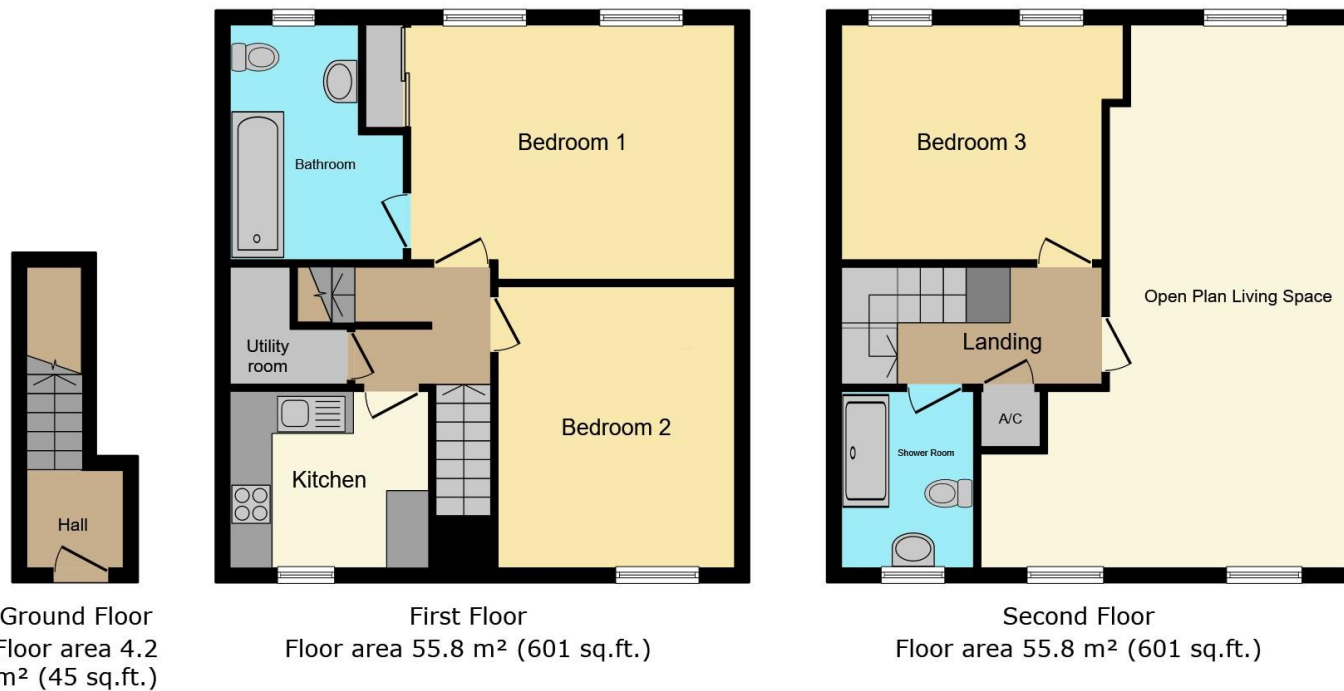
Approximately 95-years remain on the original 125-year lease, which commenced on 1st April 1992.

A combined annual charge of approximately £1,200 is payable, covering Ground Rent, Service Charge and Buildings Insurance.

Please note this property cannot be holiday let

### Council Tax Band

B - Torrridge District Council



TOTAL: 115.8 m<sup>2</sup> (1,247 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)

3 Bay View Court, Bay View Road, Northam, Bideford, Devon, EX39 1TJ

Changing Lifestyles



Changing Lifestyles

01237 479 999  
[bideford@bopproperty.com](mailto:bideford@bopproperty.com)

3 Bay View Court, Bay View Road, Northam, Bideford, Devon, EX39 1TJ



Changing Lifestyles

01237 479 999  
bideford@boproperty.com

3 Bay View Court, Bay View Road, Northam, Bideford, Devon, EX39 1TJ



## 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 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.

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 proceeding straight across the Heywood Road roundabout. Follow this road bypassing the right hand turning for the village of Northam and turn left onto Bay View Road. Take the next left hand turning into Bay View Court. The allocated parking space for number 3 is under the coach house to your left hand side clearly numbered. One of our agents will meet you here and take you to the property.

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.

Changing Lifestyles

01237 479 999  
bideford@bopproperty.com

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

5 Bridgeland Street  
Bideford  
Devon  
EX39 2PS

Tel: 01237 479 999

Email: [bideford@bopproperty.com](mailto:bideford@bopproperty.com)

### 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	<b>74</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	