



Bond
Oxborough
Phillips

Changing Lifestyles

Flat 2 Puffin Court
Bay View Road
Northam
Bideford
Devon
EX39 1AF

Asking Price: £210,000
Share of Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Flat 2, Puffin Court, Bay View Road, Northam, Bideford, Devon, EX39 1AF

A SPACIOUS GROUND FLOOR FLAT FORMING PART OF AN ELEGANT PERIOD PROPERTY



- 2 Bedrooms (1 En-suite)
- Useful Utility Room
- Generous size Kitchen / Diner
- Impressive Living Room with high ceilings, a grand bay window & a striking marble fireplace
- Spacious Bathroom
- Use of a communal patio area
- Allocated parking for residents & visitors
- Positioned within walking distance of local amenities & coastal walks
- With its spacious rooms, high ceilings & elegant period features, this is a rare find in this location



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. 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.



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Flat 2, Puffin Court, Bay View Road, Northam, Bideford, Devon, EX39 1AF

Changing Lifestyles

Situated on the prestigious Bay View Road, this spacious Ground Floor flat is part of an elegant period property, offering a balance of historic charm and modern comfort. With allocated parking for residents and visitors and level access throughout, this is a rare opportunity to secure a well-proportioned home in one of Northam's most sought after locations.

Stepping inside, the Hallway provides access to a useful Utility Room, offering extra storage and space for appliances. The Kitchen / Diner is a generous size, with plenty of room for both cooking and dining, leading up a single step into the impressive Living Room - undoubtedly the highlight of the property. This room exudes character, with exceptionally high ceilings, a grand bay window that floods the space with natural light, and a striking marble fireplace, creating a wonderful focal point. Whether used for entertaining or simply unwinding, this space feels bright, open, and welcoming.

The flat offers 2 well-proportioned Bedrooms, including a Master Suite with integrated wardrobes along 1 wall and a private En-suite Shower Room. The second Bedroom benefits from dual aspect windows, making it a light and inviting space. A spacious Bathroom completes the accommodation.

While the property does not benefit from the elevated coastal views of some of the upper floor flats, it does have access to a communal patio area, though this is rarely used by residents. The home has been well-maintained, with modern fittings throughout, while still retaining its period charm and characterful proportions.

Previously let, the property could continue as a successful rental investment or serve as a comfortable main residence. Positioned within walking distance of local amenities, the village centre, and coastal walks, it is an ideal choice for those looking to enjoy a relaxed lifestyle in a desirable setting.

With its spacious rooms, high ceilings, and elegant period features, this is a rare find in this location. Early viewing is highly recommended.

Useful Information

- The property is sold with the remaining balance of a 999-year Lease which commenced in 2004
- Service charge: £1386.00 (payable annually in January of each year or by monthly standing order) which includes building insurance and the maintenance of the lift, gardens and communal areas. There is an additional £75.00 payable as "yearly reserve fund in advance"
- Each flat owns a thirteenth share of the Freehold
- The property is managed by Puffin Court Management Company of which each owner becomes a shareholder
- Costs are reviewed annually at the AGM

Council Tax Band

B - Torrington District Council



Changing Lifestyles

01237 479 999
bideford@boproperty.com



Floor Plan
 Floor area 95.0 m² (1,023 sq.ft.)

TOTAL: 95.0 m² (1,023 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

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.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | 72 | 76 |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Directions

From Bideford Quay proceed to the Heywood Road roundabout going straight across signposted Northam. Continue on this road taking the second turning on your left onto Bay View Road and continue up, over the hill to where Puffin Court can be found on your left hand side. Designated visitor parking can be found through the archway to the rear of the building in the second carpark.

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.