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Changing Lifestyles

26 Benson Drive
Northam
Bideford
Devon
EX39 1UX

Asking Price: £339,950 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

26 Benson Drive, Northam, Bideford, Devon, EX39 1UX

A SPACIOUS DETACHED HOME



- 4 Bedrooms (1 En-suite)
- Bright & spacious Lounge opening to the adjoining Dining Room which seamlessly connects to the well-equipped Kitchen
 - Generously sized, fully enclosed rear garden
 - Driveway parking for 2 cars & Detached Single Garage
 - Enjoying fine river views & having easy access to picturesque riverside walks
 - No onward chain
- This property presents an excellent opportunity for those seeking a well-appointed family home in a desirable setting



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Overview

This spacious 4 Bedroom detached home enjoys a peaceful position within a sought after residential development in Northam, offering fine river views and easy access to some of the area's most picturesque riverside walks, which lead towards Appledore in one direction and Bideford in the other. Designed with a stylish and low-maintenance brick exterior, the property benefits from driveway parking for 2 cars alongside a Detached Single Garage. To the rear, a generously sized, fully enclosed garden provides a private outdoor retreat, thoughtfully paved for ease of maintenance. As the seasons change, the garden bursts into life with clematis, climbing hydrangeas and quince, creating a delightful backdrop for relaxation and entertaining.

The home is accessed via a newly installed front door leading into a welcoming Entrance Hall, where a Cloakroom is conveniently located. The Living Room is a bright and spacious area, enhanced by a charming box bay window at the front, allowing natural light to fill the space. Double doors open into the adjoining Dining Room, which seamlessly connects to the Kitchen and also provides access to the rear garden through a set of French doors. The Kitchen, itself, is well-equipped with a good range of units and work surfaces, complemented by a newly fitted oven. There is ample space and plumbing for a washing machine, dishwasher and fridge / freezer, while the boiler is neatly housed in a cupboard. A side door leads directly to the driveway, adding further practicality.

Upstairs, 4 well-proportioned Bedrooms offer comfortable accommodation for a growing family. The Main Bedroom benefits from its own En-suite Shower Room, while the remaining Bedrooms are served by a centrally positioned Family Bathroom. The Landing is a particularly inviting space, featuring an elegant arched window that allows for plenty of natural light. From here, there is access to a part-boarded loft, complete with power and light, offering additional storage solutions.

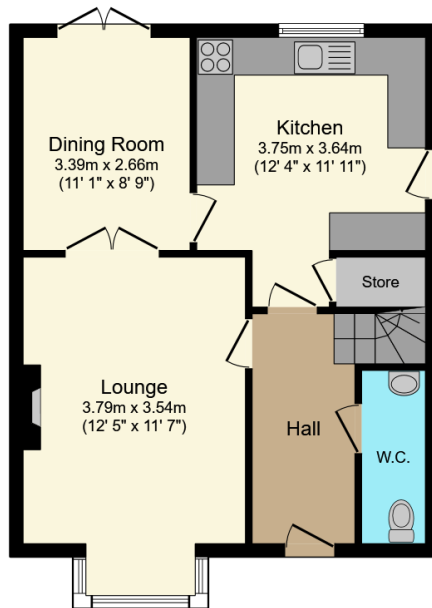
Positioned in an enviable location within the development, this home enjoys proximity to a range of amenities, including a well-regarded leisure centre at the entrance to the road. With no onward chain, this property presents an excellent opportunity for those seeking a well-appointed family home in a desirable setting, and an early viewing is highly recommended.

Council Tax Band

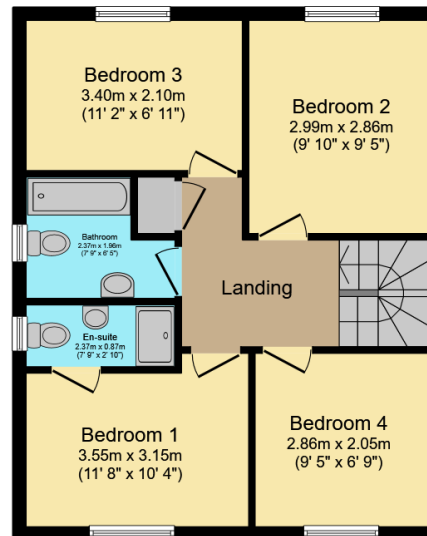
D - Torridge District Council

Agents Note

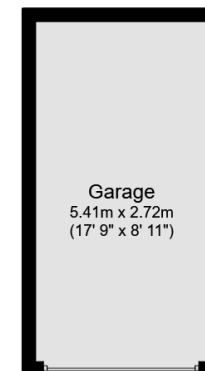
We are advised by the vendor that there is a Maintenance Charge of approximately £60.00 payable every 6-months for future management of the estate and maintenance of areas of open space.



Ground Floor
Floor area 53.0 m² (570 sq.ft.)



First Floor
Floor area 51.5 m² (555 sq.ft.)



Garage
Floor area 14.8 m²
(160 sq.ft.)

TOTAL: 119.3 m² (1,284 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



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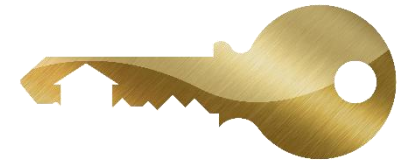
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Area Information

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 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 passing the Durrant House Hotel on your right hand side. Take the right hand turning onto Churchill Way signposted Appledore. Take the third right hand turning into Benson Drive and follow the road into the development. Continue to the end of the road and turn right to where number 26 will be found 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...

5 Bridgeland Street

Bideford

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Email: bideford@bopproperty.com

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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+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	