



Amyas Way, Northam, Bideford, Devon, EX39 1UT



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Guide Price £265,000

Ideal for the first time buyer, young family or investor, this well presented modern semi-detached house is quietly situated in a private road (ownership shared between four properties) on a sought after residential development close to the centre of the popular village of Northam with leisure complex/swimming pool close by.

The village itself has a useful range of facilities and amenities including a convenience store, newsagents, hot food takeaway, public house, dental and medical surgeries, primary schooling etc. It is only a mile from the long sandy beach at Westward Ho! and 2 miles from the quaint fishing village of Appledore, whilst the port and market town of Bideford is 3 miles with an excellent bus service.

The particular attractive feature is the clever garage conversion that provides a delightful annexe with en-suite and balcony.

Offered with no onward chain, the property is neat, clean and tidy and the pretty rear garden that overlooks Goats Hill enjoys views towards Bideford.

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First Time On Market Since 2002

Semi-Detached House

Living room

Kitchen Overlooking Rear Garden

2/3 Bedroom Accommodation

Family Bathroom

Garage Conversion Providing Additional Ground Floor Bedroom/Reception Room With En-Suite

Delightful Sheltered Rear Garden With Views

No Onward Chain

Entrance Porch

With fitted matting. Door to

Living Room

12' 7" x 14' 11" (3.84m x 4.55m) With fuel effect gas fire set in period style surround, 2 radiators, Venetian blind to window and fitted carpet. Staircase to first floor landing.

Kitchen

12' 7" x 9' 6" (3.84m x 2.90m) With a range of working surfaces with drawers and cupboards under, eye-level cupboards, one and a half bowl sink unit, plumbing for dishwasher and washing machine, integrated electric cooker with gas hob over, gas fired boiler, downlighters and vinyl floor covering. Door to rear.

Stairs To First Floor Landing

With access to roof space.

Bedroom One

12' 7" x 9' 11" (3.84m x 3.02m) With radiator, fitted carpet and lovely views.

Bedroom Two

12' 7" x 8' 10" (3.84m x 2.69m) Front elevation. With radiator, built-in airing cupboard with hot water cylinder and fitted carpet.

Bathroom

With matching white suite comprising panelled bath with fully tiled surround and Mira shower, pedestal wash hand basin, low level W/C, downlighters, radiator and vinyl floor covering.

Outside

At the front of the property are two car standing spaces in front of the "dummy" garage door. The driveway to this property and three others is owned in equal shares.

To the rear (from the Kitchen) is a paved sun terrace, which gives access to the most pleasant ANNEXE (converted from the Garage to Building Regulations). The rear garden has mature shrubs, hedging and low maintenance Astro-Turf.

Adjoining the Annexe is a BALCONY with wrought iron surround and far reaching views.

Annexe/Guest Bedroom

8' 6" x 14' 1" (2.59m x 4.29m) with French doors, laminate floor, radiator, electric meter and radiator. Adjoining the Annexe is a BALCONY with wrought iron surround and far reaching views.

En-Suite Shower Room

With fully tiled shower with electric shower, downlighters, extractor fan, basin and W/C.

SERVICES

Services: We understand all mains services are connected.

Council Tax Band: B.

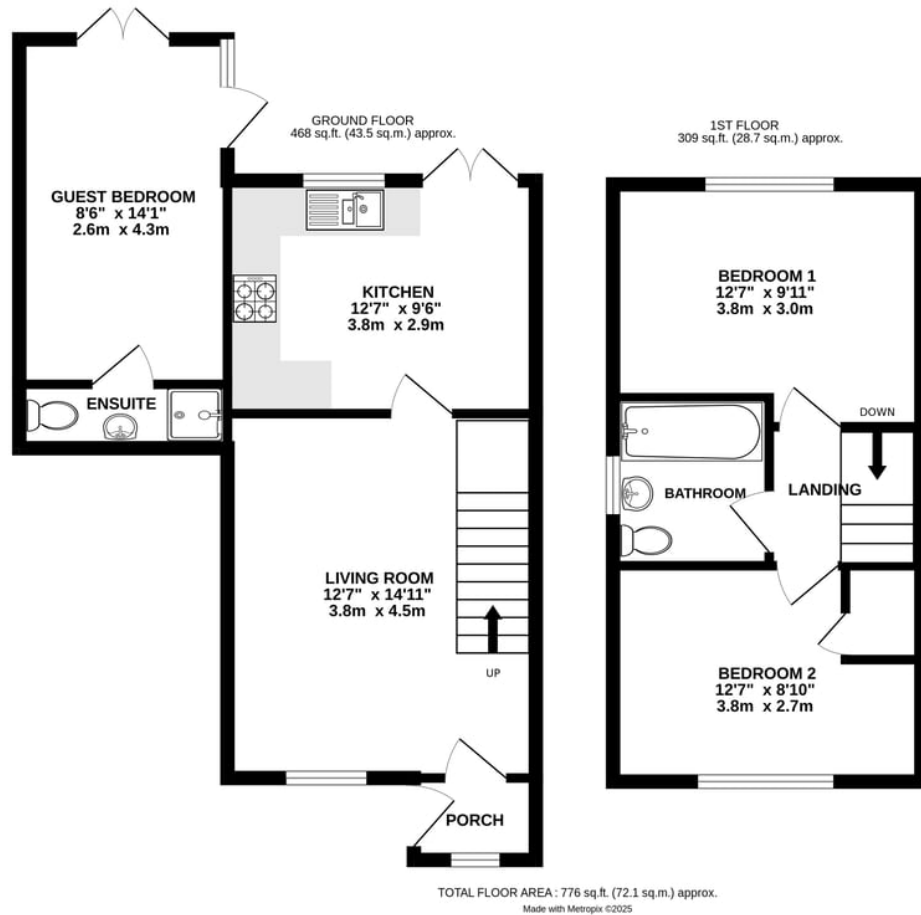
Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

DIRECTIONS

To locate the property, follow Sat Nav EX39 1UT.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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		



