



Tadworthy Road, Northam, Bideford, Devon, EX39 1JN





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Offers In Excess Of £395,000

Sitting on a generous plot with sweeping lawns and ample off road parking, this extremely well maintained and presented three bedroom detached bungalow offers easy access to Northam village square and all its amenities, as well as the renowned Northam Burrows country park, award winning beach and of course the Royal North Devon Golf Club. The accommodation comprises of a double glazed front door opening onto the ENTRANCE PORCH with windows to two sides, further double glazed door to ENTRANCE HALL with high quality wooden flooring, airing cupboard and further storage cupboard, doors off to SITTING ROOM, a lovely bright room with picture window overlooking the front garden and the hillside opposite, wall mounted electric fire, glazed bi-fold doors to the KITCHEN/DINING ROOM, another particularly bright double aspect room with picture window overlooking rear garden and offering glimpses to the Burrows and the sea beyond, further window to side and double glazed French doors to the rear garden. As well as ample space for a dining suite there is a well fitted kitchen comprising extensive worktop peninsula forming a breakfast bar and having inset sink, built-in slimline dishwasher, space and plumbing for washing machine, space for cooker with extractor hood over, space for fridge/freezer, range of storage cupboards, wall mounted high quality and recently installed gas combi boiler. The MASTER BEDROOM has a delightful picture window with open outlook and built-in storage, BEDROOM 2 is a bright double aspect room with windows to two sides whilst BEDROOM 3 again has a picture window overlooking the front garden with an open outlook beyond. The FAMILY BATHROOM has a modern white suite with separate shower cubicle, two double glazed windows and tiled walls.

To the OUTSIDE of the property are sweeping lawns to the front and side with a charming range of flowers, trees and shrubs. Along the side is a DRIVEWAY providing parking for several cars and giving access to the SINGLE GARAGE with power connected. The REAR GARDEN is laid mainly lawn with flower and shrub borders and mature trees as well as a high quality GARDEN ROOM to take advantage of the sunny aspect.

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Wonderful Location betwixt Northam Village And The Burrows
Bold Corner Plot
Spacious Detached Bungalow
Lovely Bright Sitting Room
Well Fitted Kitchen/Dining Room
Three Good Size Bedrooms
Family Bathroom With Separate Shower
Generous Off Road Parking
Garage
Lovely Front, Side and Rear Gardens



Entrance Porch

4' 9" x 7' 5" (1.45m x 2.26m)

Entrance Hall

5' 1" x 11' 10" (1.55m x 3.61m)

Living Room

17' 2" x 10' 1" max (5.23m x 3.07m max)

Kitchen/Dining Room

19' 10" x 19' 11" (6.05m x 6.07m)

Bedroom One

10' 4" x 12' 10" (3.15m x 3.91m)

Bedroom Two

10' 11" x 9' 4" (3.33m x 2.84m)

Bedroom Three

10' 4" x 6' 9" (3.15m x 2.06m)

Bathroom

7' 6" max x 8' 1" (2.29m max x 2.46m)

Outside

There are sweeping lawns to the front and side with a charming range of flowers, trees and shrubs. Along the side is a DRIVEWAY providing parking for several cars and giving access to the SINGLE GARAGE with power connected. The REAR GARDEN is laid mainly lawn with flower and shrub borders and mature trees as well as a high quality GARDEN ROOM to take advantage of the sunny aspect.

SERVICES

Services: We understand all mains services are available.

Council Tax Band: C.

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

EPC Energy Rating: D.

DIRECTIONS

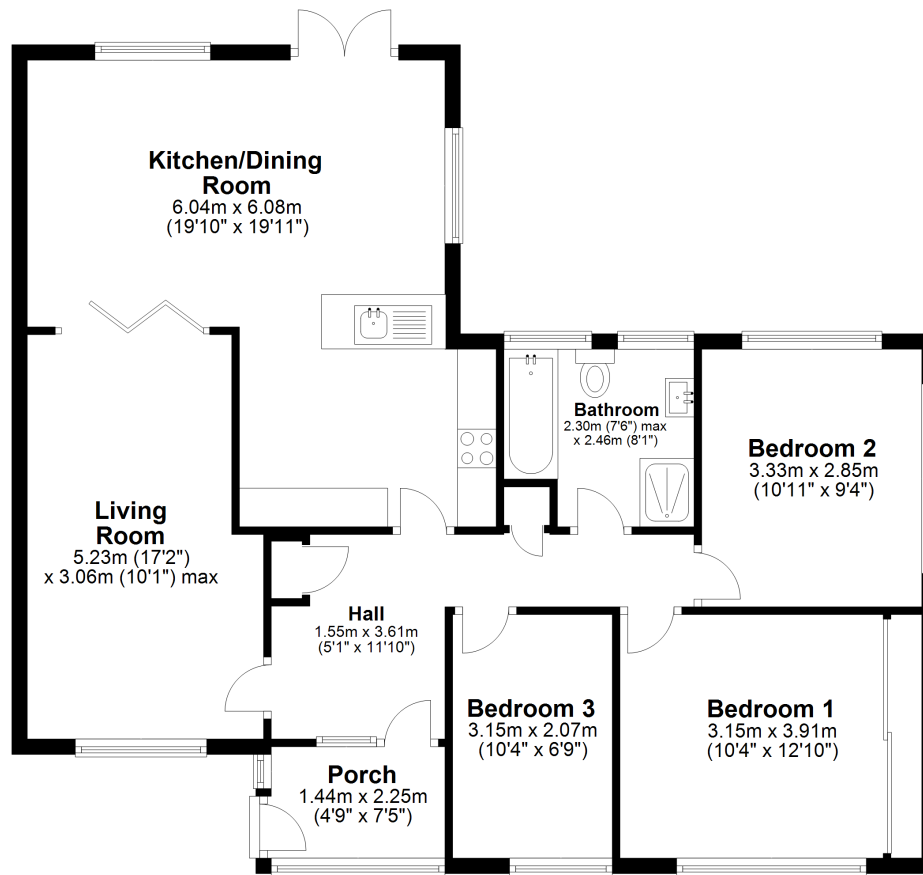
To locate please follow Sat Nav reference EX39 1JN. A John Smale & Co board will be seen at the property.

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Ground Floor

Approx. 91.7 sq. metres (987.0 sq. feet)



Total area: approx. 91.7 sq. metres (987.0 sq. feet)

2 Tadworthy Road, Northam

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

