



Haran, 53 Sandymere Road, Northam, Bideford, Devon, EX39 1EZ

Guide Price £495,000

- No Chain
- Garage & Ample Off Road Parking
- Sought after location
- Spacious Accommodation
- Must See
- Convenient Village Position.
- Sea Views
- Level Walk into Westward Ho!
- Ideal Opportunity To Add Your Own Stamp

# Haran, 53 Sandymere Road, Northam

This impressive family home occupies an enviable position just a level walk to Northam Burrows and Westward Ho! Beach. The property benefits from a range of attractive features from large rooms and high ceilings to stunning sea views and a well-kept rear garden. The property would benefit from some cosmetic modernisation throughout and offers a potential purchaser the opportunity to put their own stamp on this idyllic family home. Early viewings are advised.



Council Tax Band: D



### Entrance Porch

Welcomes you into the home.

### Entrance Hall

A spacious hall with stairs up to the first floor.

### Lounge

12'10" x 12'10"

A spacious lounge with large bay window that allows light to flood the room. The fireplace with gas fire inset offers a real focal point for the room and makes this a cozy space all year round.

### Living/Dining

26'8" x 12'10" (max)

Boasting a feature stone fireplace, with gas fire inset. This versatile room provides an additional lounge/snug or formal dining room, with ample room for a dining table and chairs. Sliding doors provide a delightful garden outlook and offer access out into the rear garden.

### Kitchen

15'3" x 12'10"

A large kitchen fitted with a range of matching units, with a large electric range cooker and ample undercounter space and plumbing for white goods. There is also ample space for a dining table and chairs with two handy storage cupboards. Delightful garden view.

### Office

6'9" x 3'5"

This is an ideal space for working from home.

### Conservatory

12'1" x 8'0"

Accessed via the kitchen, the conservatory provides access into the garden and is the ideal spot to unwind and relax in the sun.

### WC

5'10" x 2'11"

With a low level WC and hand wash basin.

### Greenhouse

Accessed via the front of the property and providing access into the garage.

## First Floor

### Bedroom 1

13'10" x 9'10"

A spacious double bedroom with built in wardrobes and stunning views out to sea from the large bay window.

### Bedroom 2

13'1" x 9'10"

A further generously proportioned double bedroom overlooking the rear garden.

### Bedroom 3

12'11" x 7'7"

A further double bedroom with window overlooking the rear garden.

### Bedroom 4

9'6" x 6'11"

A generously sized single room ideal as a spare bedroom or home office.

### Shower Room

6'2" x 6'1"

A modern two piece suite comprising a large walk-in shower cubicle and hand wash basin.

### WC

5'6" x 2'7"

Fitted with a low level WC.

### Outside

To the front of the property is ample off-road parking for multiple vehicles with access into the garage and into the greenhouse, there is also a level lawn area bordered with shrubs. The rear garden has been maintained to the highest of standards with an array of mature flowers and shrubs, there are two raised decking areas ideal for al fresco dining and a pond. Towards the back of the garden there is a summer house and a handy storage shed.

### Garage

18'10" x 9'6"

Accessed via an electric roller door with light and power connected. Handy pedestrian access into the greenhouse.

### Services

All services connected, gas central heating.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

## Directions

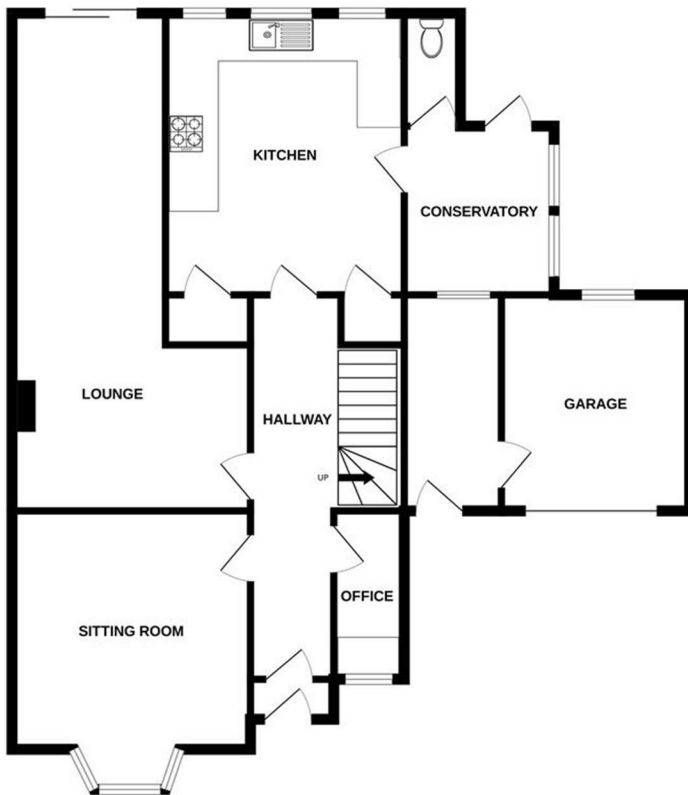
From our office on the quay, proceed North along the Quay towards Northam. At Heywood roundabout, continue straight ahead and continue towards Northam. Pass the Durrant Hotel and Churchill Rd and at the brow of the hill, turn right into Fore Street. At the bottom of the hill turn right and follow the road to the left and the property will be found towards the bottom of the hill on the right hand side along Sandymere Road.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.