



14 Puffin Court Bay View Road, Northam, Bideford, EX39 1AF

Guide Price £310,000

- Immaculate Throughout
- Conservatory
- South Facing
- Short Walk into The Village
- Two Double Bedrooms
- Enclosed Low Maintenance Garden
- Private Drive
- Popular Location
- Ensuite Bathroom
- Viewing Highly Recommended



## 14 Puffin Court, Northam

Morris and Bott are delighted to introduce this immaculate two bedroom bungalow to market. Situated within this private development, 14 Puffin Court boasts a desirable spot on the prestigious Bay View Road. The property offers contemporary living throughout and in brief comprises two double bedrooms, a well fitted kitchen/diner, conservatory, a spacious lounge with sliding doors leading into the garden and a shower room accompanied by a low maintenance and private rear garden with ample parking to the front.



Council Tax Band: C



### Entrance Porch

Welcomes you into the home and benefitting from a large storage cupboard.

### Kitchen/Dining

16'1" x 9'4"

The kitchen has been well fitted with a range of stylish matching, hand and eye level units finished with a cream gloss. The Kitchen is equipped with integrated appliances including an electric oven, gas hob with extractor over, fridge/freezer and washing machine.

### Living Room

16'4" x 13'1"

This good size reception room offers an idyllic space for entertaining. The double sliding doors leading to the garden allows light to flood the room.

### Conservatory

9'7" x 7'10"

A delightful addition to the property with sliding doors onto the garden.

### Bedroom 1

8'9" x 6'9"

Situated to the back of the bungalow and offering a good size double room with built in wardrobes.

### Ensuite

7'3" x 2'5"

Comprising a white suite with shower, low level WC, radiator and wash hand basin.

### Bedroom 2

11'10" (max) x 8'9"

Further generously proportioned double room with built in wardrobes.

### Bathroom

Fitted with a modern white suite comprising a bath, low level WC, wash hand basin and radiator.

### Outside

The property benefits from a large driveway with parking for up to 3 cars. The low maintenance gardens is laid mainly with patio and Astroturf.

### Services

All mains services connected. Gas fuelled central heating. Outside electric car charging port.

### Viewing

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





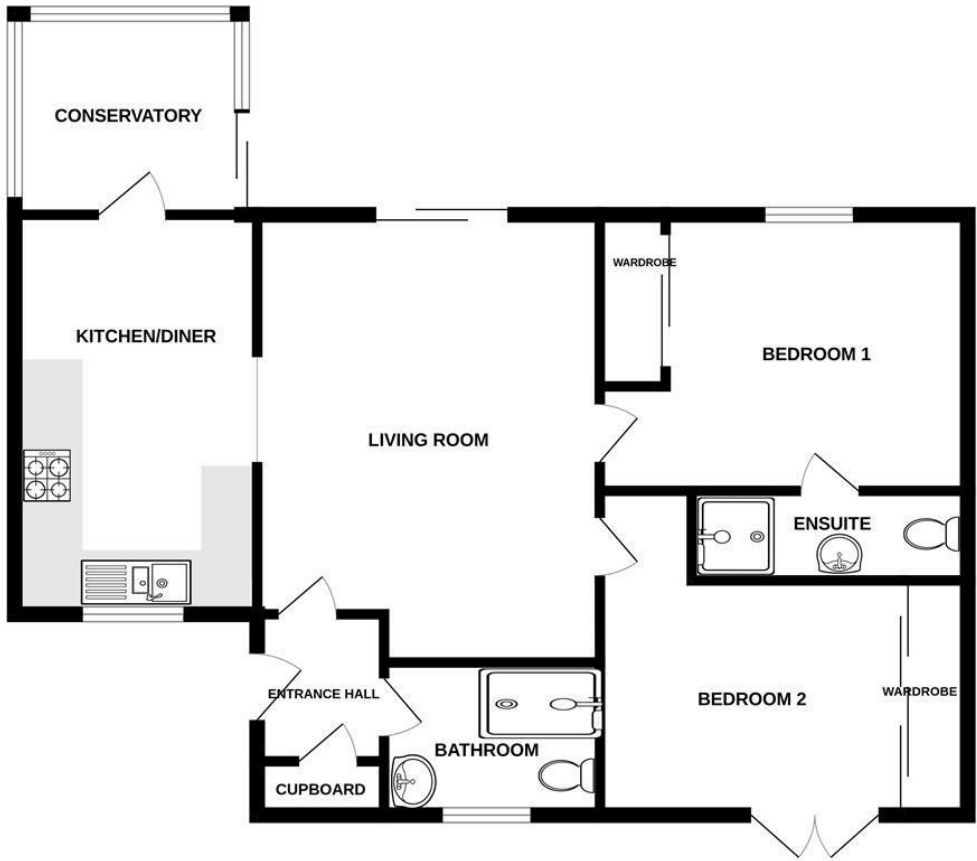
Directions

From our offices on Bideford Quay, proceed out of the town driving past Morrisons on your right hand side and heading towards the Heywood Road roundabout. Proceed straight over the roundabout signposted Northam, Appledore and Westward Ho! Go past the Durrant House Hotel and the right hand turning for Appledore, and take the second turning on the left - signposted Bay View Road. Continue along Bay View Road without deviation, Puffin Court can be found at the further end of the road on your left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
England & Wales		EU Directive 2002/91/EC

GROUND 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.  
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