



62 Bay View Road, Northam, EX39 1BH

£2,250 PCM

- Spacious Detached House
- Large Garden
- Garage & Workshop
- 4/5 Bedrooms
- Sea Views
- Ample Off Road Parking
- Highly Sought After Location
- Unfurnished

This spacious detached home is set in one of the most sought-after locations, offering some of the finest panoramic views over Westward Ho! and out to sea. The property provides flexible accommodation to suit a variety of lifestyles, with the potential for up to three reception rooms or additional bedrooms, depending on your needs.

Another standout feature is the extensive garden, ideal for keen gardeners or those who simply enjoy outdoor space. The generous front driveway offers ample parking for multiple vehicles, making this an excellent choice for families or those who love to entertain.

Rent £2,250.00 Deposit £2,596.00

Regret No Smoking, Pets Considered.

Holding deposit: £507.00 - required to secure property.

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Council Tax Band: F



GROUND FLOOR

Porch

Welcomes you into the home.

Entrance Hall

Lounge

22'11" x 13'3"

A generous sized lounge with views over the garden and out over Westward Ho!

Occasional Room

24'1" x 12'5"

A versatile room which could be utilised as a workshop.

Garage

23'1" x 14'0"

With up and over electric garage door.

Kitchen/Breakfast Room

20'1" x 13'3"

Fitted with matching hand and eye level units and sink with drainer unit, AGA and two ring gas hob. Under counter plumbing for white goods.

Conservatory

21'6" x 15'7" narrowing to 9'11"

A spacious conservatory, ideal as a dining room or additional living space, offering breathtaking views over the garden and out to the sea.

Utility

13'9" x 7'8"

Providing space and plumbing for white goods.

Reception Room

18'9" x 15'10"

A flexible and versatile space that can easily serve as a ground-floor bedroom, additional lounge, playroom, or suit a variety of other uses.

FIRST FLOOR

Bedroom One

23'4" x 13'5"

The master bedroom is a bright and airy retreat, featuring dual-aspect windows and a large picture window that offers uninterrupted views over the garden and out towards Westward Ho!

Ensuite

12'4" x 10'0"

Comprising of a four piece suite, with corner shower, bath, low level WC and his and hers sink.

Dressing Room

10'2" x 9'11"

With ample storage and views.

Bedroom Four

11'3" x 10'4"

A double bedroom.

Bathroom

9'6" x 9'5"

A further four piece suite with a shower cubicle, low level WC, wash hand basin and a free standing bath set within the picture window boasting the fabulous views.

Bedroom Three

13'8" x 12'0"

A further double bedroom with built in wardrobes.

Bedroom Two

13'7" x 12'0"

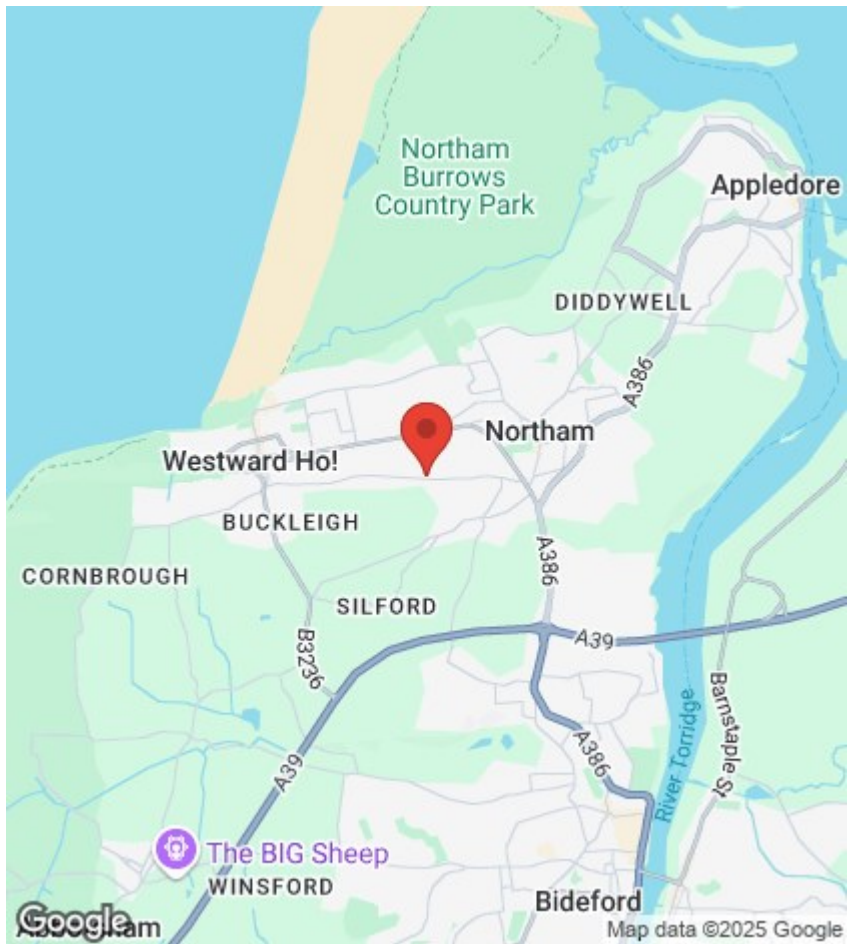
A double bedroom with built in wardrobes.

Shower Room

11'8" x 6'3"

Comprising of a shower cubicle, low level WC and wash hand basin.





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, the property can be found half way up

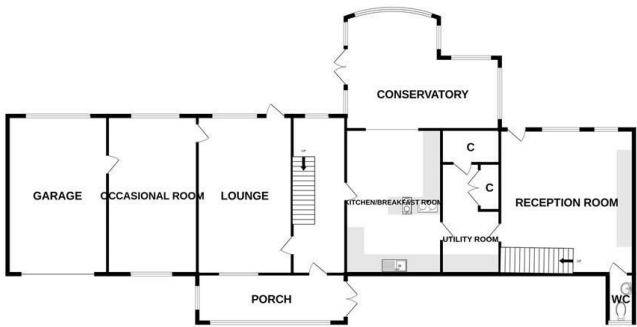
Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating: D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.
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