



## 114-116 Bay View Road, Northam, Bideford, EX39 1BJ

Asking Price £825,000

- Stunning Sea Views
- Double Garage
- Spacious Accommodation Throughout
- Large Double Plot
- Large Private Driveway
- Private Position
- Sought After Location
- Development Opportunity
- No Chain!

# 114-116 Bay View Road, Bideford EX39 1BJ

Nestled within one of the most sought-after roads in North Devon! 114 Bay View Road commands attention with its impressive double-plot setting, and sweeping panorama across the bay and out to sea. Designed to take full advantage of the breathtaking outlook. The home offers light, spacious accommodation throughout, with views to be enjoyed from almost every room in the home. The property is approached via a sweeping private driveway, bordered with mature hedgerows for added privacy. Inside, there is potential for modernisation, allowing the next owner to truly make it their own and further enhance this already impressive residence. Offered to the market with no onward chain, early viewing is advised.



Council Tax Band: E



## Ground Floor

### Entrance Hall

Welcomes you into the home.

### Lounge/Conservatory

25'6" x 10'11"

A light and spacious room complemented by a large conservatory addition, offering uninterrupted views of the bay and rugged coastline.

### Dining Room

15'11" x 13'0"

Adjacent to the lounge, the dining room offers generous space for a large dining table and chairs, all while showcasing breathtaking views over the bay.

### Kitchen/Breakfast Room

19'9" x 9'10"

The kitchen has been fitted with a range of worktops and matching wall and base units, incorporating an electric oven, hob with extractor fan, and a stainless steel sink with drainer.

### Porch

4'7" x 4'3"

Providing access into the rear garden.

### Utility

10'4" x 5'2"

The utility room provides extra worktop space, along with ample storage in additional wall and base units. It also offers convenient room for white goods.

### Cloakroom

6'3" x 2'5"

Equipped with a low level WC and hand wash basin

## First Floor

### Bedroom One

13'7" x 11'1"

A spacious double bedroom showcasing far reaching views over Westward Ho!

### Ensuite

6'7" x 6'7"

A white three piece suite comprising a bath with shower over, low level WC and hand wash basin.

### Bedroom Two

13'8" x 12'5"

A further good sized double room with built in wardrobes and stunning views out to sea.

### Bedroom Three

A further good sized bedroom with built-in storage.

### Bathroom

7'2" x 6'2"

A three piece suite comprising a bath with shower over, low level WC and hand wash basin.

### Outside

To the front, the property is approached via a sweeping driveway, bordered by mature hedgerows for privacy. This leads to ample off-road parking for multiple vehicles and direct access to the main entrance. To the rear, the expansive garden spans two plots, primarily laid to lawn and framed by mature trees and shrubs. A spacious patio area provides the perfect setting for al fresco dining, all while enjoying what are arguably some of the finest views over Westward Ho! and the surrounding bay.

### Double Garage.

Accessed via an electric up and over door the garage is fully equipped with electric and lighting.

### Services

All mains connected, gas fired central heating.

**Broadband:** Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

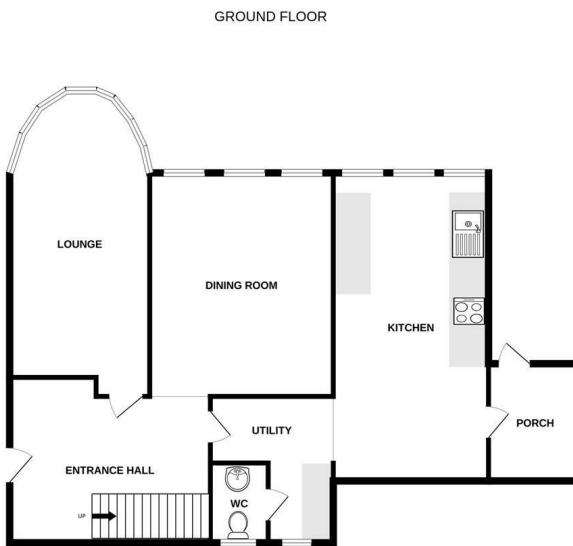
**Mobile Coverage:** Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

### Viewings

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

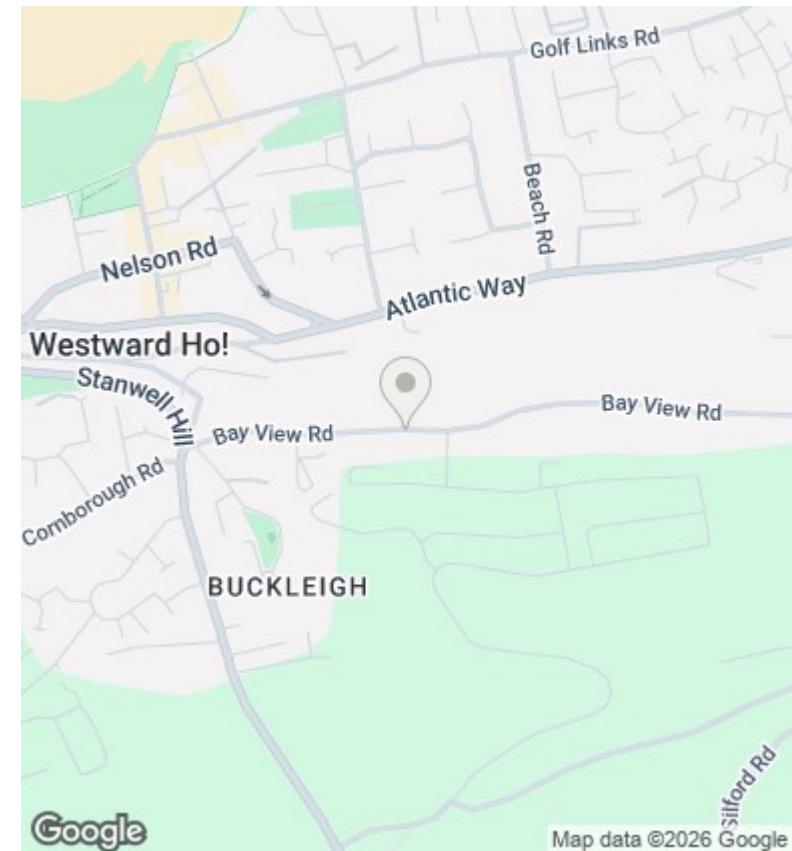






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are not guaranteed. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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 at the further end of the road on your right hand side.

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## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		