



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Immaculate 3 bedroom detached bungalow situated in this sought after modern development close to the village amenities. Benefiting from south facing garden, detached garage and long drive, recently fitted kitchen and shower room, upvc double glazing and gas central heating. No onward chain.



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27 J H Taylor Drive, Northam, Bideford,
 Devon, EX39 1TT | Guide Price £375,000



Briefly the Bungalow comprises: Entrance hall with a useful cloaks cupboard, Lounge with feature marble fireplace and gas flame effect fire and a bay window overlooking the front garden. The kitchen/breakfast room is at the rear of the property and has a fitted light grey range of base and eye level units with integrated dishwasher and fridge. There are three well proportioned bedrooms with the master enjoying views across the rear garden and a shower room comprising a stylish white three piece suite with tiled splash backing.

Conveniently situated within walking distance of village amenities together with the Northam Burrows Country Park, this extremely well-presented 3 Bedroom detached bungalow offers low-maintenance brick elevations and is complemented by south facing and fully enclosed level garden. The property has the advantage of a large private driveway providing ample off-road parking together with a Detached Garage. Considered to appeal as a comfortable retirement home, the agents strongly advise an early internal inspection to avoid disappointment.

Directions: From Bideford at the Heywood Road roundabout junction with the Link Road proceed straight across towards Northam. Follow this road for a short distance taking the right turning signposted to Appledore. Continue past the swimming pool complex on your right and take the second left hand turning in to J H Taylor Drive. Continue through J H Taylor drive taking the second turn on the left and No 27 will then be seen on the left before entering Daneshay.

Entrance Hall: UPVC double glazed door and sidescreen with coloured inset detail, cloaks cupboard, radiator, coving to ceiling

Lounge/Diner: 16' 4" x 12' 1" (4.97m x 3.68m) Marble fireplace with inset living flame gas fire, 2 radiators, 2 wall light points, coving to ceiling, UPVC double glazed bay window.

Inner Hall: Built in airing cupboard with wall mounted Valliant gas fired boiler feeding hot water and central heating, loft access, smoke alarm.

Kitchen/Breakfast Room: 9' 9" x 9' 5" (2.97m x 2.87m) Fitted with a range of light grey base and eye level wall cupboards with under pelmet spotlights, inset sink and integrated dishwasher and fridge, extractor, plumbing for washing machine, space and point for cooker, range of tiled splash backing, UPVC double glazed window and door.

Bedroom 1: 13' 0" x 10' 5" (3.96m x 3.17m) Radiator, UPVC double glazed window.

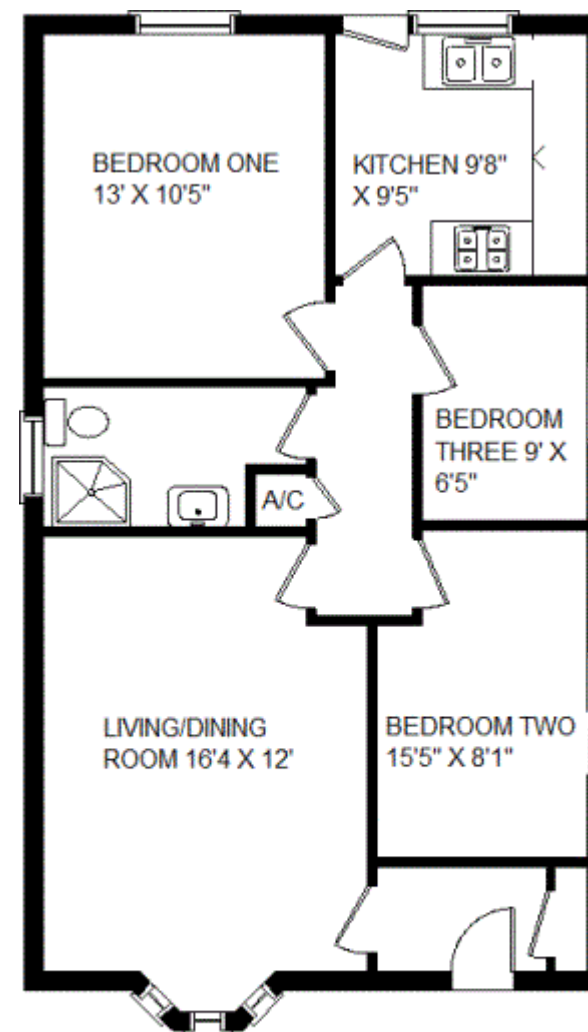
Bedroom 2: 12' 5" x 8' 2" (3.78m x 2.49m) Radiator, UPVC double glazed window.

Bedroom 3: 9' 0" x 6' 6" (2.74m x 1.98m) Radiator, UPVC double glazed window.

Shower Room: 10' 1" x 5' 6" (3.07m x 1.68m) Three piece suite comprising large shower cubicle with Mira Sport shower, with aquaboard surround, vanity washbasin and close coupled WC, heated towel rail, wall mounted fan heater, extractor, UPVC double glazed window.

Outside: To the front is a lawned Garden, with a large driveway with parking for 3 cars. Steps lead up to the front door. Private enclosed rear Garden with canopy covered block pavior patio, lawned garden and recently landscaped flower borders stocked a variety of shrubs and plants designed with ease of maintenance in mind.

Garage: 19' 0" x 8' 8" (5.79m x 2.64m) Up and over door, power and light connected, personal door off to the side



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