



BRAMLEY
CLOSE

BRAMLEY CLOSE
NORTHAM, BIDEFORD, DEVON, EX39 1BA



Exclusive Homes
PRICE £525,000

The final opportunity in this exclusive development of luxury detached bungalows

Bramley Close is an exclusive development of just five high-specification, three-bedroom detached bungalows, each built to exceptional standards and within walking distance of Northam's centre and amenities.

Plot 5 now represents the last remaining opportunity to secure one of these beautiful homes, combining superior local craftsmanship with contemporary design.

This spacious, light-filled bungalow offers a seamless layout, finished with smooth plastered walls, oak internal doors, and zonal underfloor heating throughout. The welcoming entrance hall provides a great first impression and flows naturally into the main living areas and bedrooms, creating a sense of space and continuity throughout the home.

The stylish kitchen features soft-close cabinetry, solid resin worktops, and integrated Bosch appliances including an induction hob, double oven, extractor, dishwasher, and under-counter fridge and freezer. Connecting pocket doors open into a comfortably sized lounge, offering excellent adaptability — allowing the living spaces to flow seamlessly as one open area or divide into two more intimate rooms as desired. Bi-folding doors lead from the main living space onto a large porcelain patio and landscaped garden, ideal for entertaining or relaxing.

All bedrooms are doubles, with the principal bedroom enjoying a luxurious fully tiled en-suite shower room and direct garden access via bi-folding doors. The family bathroom mirrors this high standard, featuring a rainfall shower over the bath, touch-control fittings, and a heated towel rail.





OUTSIDE

The private garden is beautifully landscaped and fully enclosed (approx. 65ft x 47ft / 19.81m x 14.32m), with a generous lawn and large patio .

The garage (20'3 x 11'9 / 6.17m x 3.58m) includes an electric roller door, rear utility area, internal and garden access, plus an EV charging point.

SPECIFICATION HIGHLIGHTS

- Traditional construction with slate roof & fibre cement cladding
- Zonal underfloor heating via Vaillant Air Source Heat Pump
- uPVC double glazing & powder-coated metal guttering
- Fibre broadband & Cat 5 cabling throughout
- 10 year Professional Consultants Certificate

NEED TO KNOW

- Services: Mains Electricity, Water & Drainage.
- Energy Performance Certificate (EPC): Predicted B (84)
- Council Tax: Band E (£3,055.92 per annum)

LOCATION

Perfectly positioned close to Northam's amenities including a GP surgery, dental practice, leisure centre, church, and bus routes. The coastal villages of Westward Ho! and Appledore, plus the market town of Bideford, are all nearby, with Barnstaple around 10 miles and the M5 (J27) approximately 45 miles away.

What3Words: decide.track.boom





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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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