



51 BAY VIEW ROAD,
NORTHAM, BIDEFORD, DEVON, EX39 1BH

Exclusive Homes
£675,000

A substantial 5 bedroom, 3 bathroom, detached house offering spacious & adaptable accommodation amounting to 2600sqft including large lounge/dining room, kitchen /breakfast room and study together with generous rear garden, double garage, car port and gated driveway.

Situated on the southern side of Bay View Road at the top of Northam, No51 has been transformed in recent years. Originally a more modest bungalow, the property has been extended and renovated to provide spacious 5 bedroom accommodation with great adaptability.

This impressive property would be a great family home, with space for remote working whilst also having potential for those seeking a dual occupancy dwelling. Entering via a porch into a bright entrance hall, the ground floor accommodation comprises an 'L' shaped lounge/dining room and good sized sun room overlooking and leading onto the rear garden.

The kitchen/breakfast room is equipped with a range of modern cupboards & drawers together with range oven, dishwasher and breakfast bar – a great spot for the morning coffee. Adjacent is a utility room/boot room and useful cloakroom WC. Additionally, there are 2 large, ground floor double bedrooms and a well appointed four piece bathroom suite, potentially suiting a dependant relative if required.

Stairs rise to the first floor galleried landing and off to 3 further double bedrooms, 2 of which overlook the rear garden with the dual aspect master benefiting from en-suite shower room. A further bathroom on this floor comprises both bath and separate shower enclosure.

Externally the property is accessed via entrance gates onto the brick paved driveway which combined with double garage and carport, offers plenty of parking. The double garage measures 18'8 x 18'7 (5.69m x 5.66m) complete with electric roller door, power/light and loft storage.





The rear garden is predominantly laid to lawn, enjoying a south facing aspect and offering ample space for play and relaxation whilst providing keen gardeners with an excellent blank canvas to inject colour or “grow your own” to their hearts content.

LOCATION

Bay View Road is a favoured location with a number of other substantial dwellings on the fringe of both Northam & Westward Ho! & is within easy reach of local shopping facilities, schooling, doctors & dental surgeries. The long golden sandy beach at Westward Ho! together with the Royal North Devon golf club are within 1.5 miles, whilst the quaint fishing village of Appledore & the Port & Market town of Bideford are both within 2 miles. The regional centre of North Devon, Barnstaple is approximately 10 miles distant with the M5 motorway network (junction 27) is within approximately 45 miles.

NEED TO KNOW

SERVICES: All mains services are connected.
COUNCIL TAX BAND: 'E' (£2,915.87 per annum).
ENERGY PERFORMANCE CERTIFICATE: TBC

DIRECTIONS

From Bideford Quay proceed towards Northam, Westward Ho! and Appledore. After passing the A386 Churchill Way Road on the right (signposted for Appledore) take the second left onto Bay View Road. Continue along this road for approximately ½ a mile where the property will be seen on the left hand side.

What3Words: goat.third.king





24 The Quay | Bideford | Devon | EX39 2EZ



rightmove 

t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

