



**86 JH Taylor Drive**  
Northam | Bideford | EX39 1TU

**JAMES FLETCHER**  
POWERED BY **exp** UK



## 86 JH Taylor Drive

Tucked away within a popular residential location, this well-planned 3/4 bedroom semi-detached family home occupies a favourable position within the ever-popular village of Northam.

Enjoying views of the sea to Lundy Island from the first floor, the property is immaculately presented throughout and boasts off-road parking and a generous rear garden, enjoying a West-facing aspect and taking full advantage of the afternoon and evening sun. Close to nearby shops, schools, parks and the coast path, and within walking distance of Northam Burrows, Appledore and Westward Ho! beach, the property is perfectly placed for those seeking a modern family home, or an easy to run property to relocate, close to the North Devon Coast.

Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store and newsagents along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Westward Ho! and Appledore.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

**TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919**





## STEP INSIDE

Immaculately presented throughout, the property opens to an inviting hallway with a convenient cloakroom and stairs to the first floor. The ground floor accommodation continues to a well-fitted kitchen/diner with a utility room at the rear, a flexible home office/play room/ground floor bedroom, and a spacious lounge opening onto the delightful garden at the rear. The kitchen is fitted with a range of work surfaces comprising a stainless steel sink and drainer with drawers and cupboards below and matching wall units over, built-in appliances include a double oven and hob with extractor over, fridge/freezer and dishwasher, along with ample dining space.

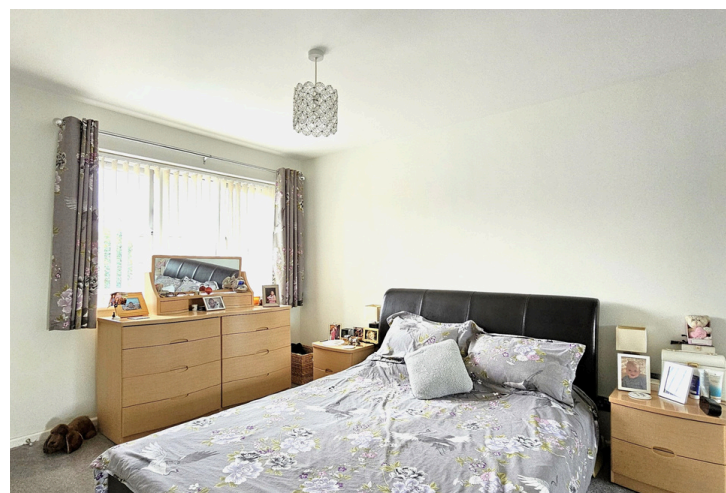
The first floor landing offers a useful linen cupboard and opens to 3 double bedrooms and the family bathroom. The main bedroom enjoys fitted wardrobes and a well-fitted ensuite shower comprising a shower, low-level W.C, wash basin with vanity unit below and a chrome heated towel rail. The second bedroom also enjoys a dual aspect and an ensuite shower comprising a shower and wash basin, whilst the third bedroom overlooks the garden and enjoys an outlook over the garden with views of the sea and Lundy Island. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C, wash basin and chrome heated towel rail.

## OUTSIDE & PARKING

The property is approached at the front by a private driveway providing off-road parking. At the rear is a generous garden with a large patio and level lawn being well-stocked with flower beds and borders. The garden is the perfect place to relax and unwind, enjoying a good degree of privacy and boasting a West-facing aspect, taking full advantage of the afternoon and evening sun, where magnificent sunsets can be enjoyed.

## VIEWINGS

By appointment only with the sole selling agent.



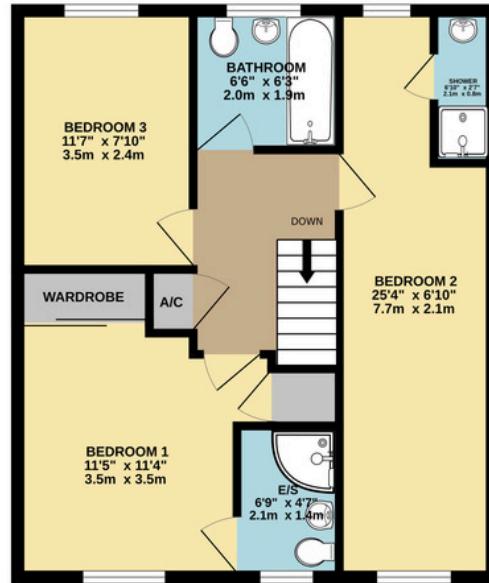
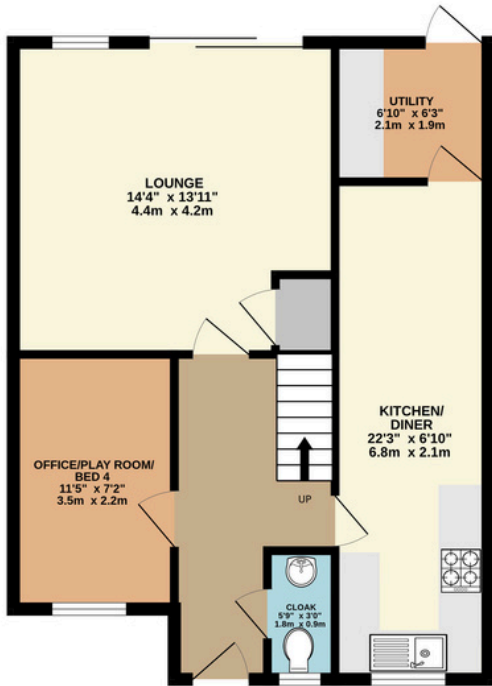






GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



J H TAYLOR DRIVE, NORTHAM

TOTAL FLOOR AREA : 1116 sq.ft. (103.6 sq.m.) approx.

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.  
Made with Metropix ©2024

**Services:** All mains connected. Gas-fired central heating.

**EPC:** C

**Tenure:** Freehold

**Council Tax:** Band C

**Local Authority:** Torrington District Council

**Sellers Position:** Actively seeking their next home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

JAMES FLETCHER



07540 256 245

james.fletcher@exp.uk.com

