



# 1 Broadlands

Northam | Bideford | EX39 1ST

JAMES FLETCHER

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## 1 Broadlands

Within walking distance of the beach and just a short stroll from Northam Burrows, this modern 3 bedroom detached family home is well-placed in a quiet cul-de-sac within the ever-popular village of Northam. Enjoying far-reaching coastal views from the first floor, the property boasts spacious accommodation, including a recent garage conversion creating a wonderful open-plan family room, along with off-road parking and a sunny South-facing garden at the rear. Close to nearby shops, schools and parks, and equi-distant from both Appledore & Westward Ho!, this impressive residence is perfect for a growing family, those seeking their forever home or those hoping to relocate or downsize within this much sought-after residential location, close to the idyllic North Devon coast.

Perfectly placed within walking distance of Northam Burrows, Appledore & Westward Ho! beach, the property occupies a much sought-after position. 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

The property opens to an inviting hallway that welcomes you into the home, providing a convenient ground floor cloakroom and stairs to the first floor. At the front of the home is a spacious, dual aspect lounge with a media wall and useful storage space, whilst at the rear of the home is a generous, and thoughtfully-crafted open-plan kitchen/diner/family room with double doors opening onto the South-facing garden.

The kitchen is fitted with a range of work surfaces comprising a 1 & 1/2 bowl sink and drainer with drawers and cupboards below and matching wall units over, a built-in double oven and hob, space and plumbing for a dishwasher and washing machine, space for a large fridge/freezer, breakfast bar with space for a tumble dryer below. In addition, there is ample dining/family space with attractive LED lighting and large double doors opening onto the garden, all enjoying a dual aspect and flooded with natural light. The cloakroom is fitted with a low-level W.C and wash basin.

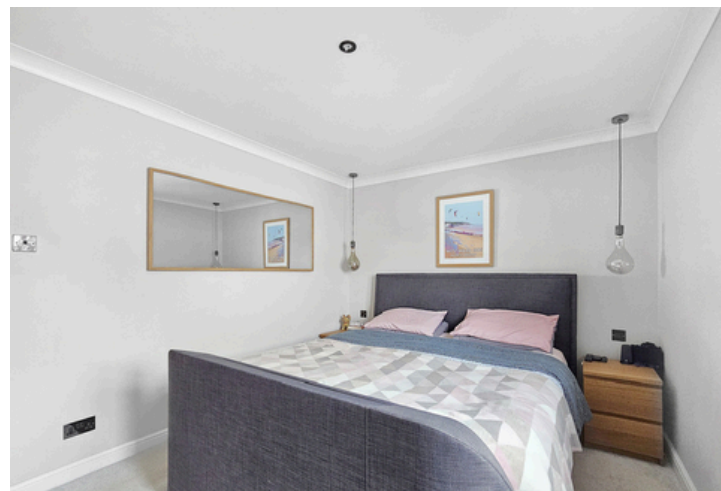
Stairs rise to the first floor landing which opens to 3 double bedrooms, the family bathroom and a useful linen cupboard. The main bedroom is found at the rear of the home and enjoys recessed wardrobe space, whilst there is a further large double bedroom at the front of the home, enjoying far-reaching coastal views. The 3rd bedroom is found at the rear of the home, overlooking the garden and could alternatively be used as a home office. The family bathroom is fitted with a white suite comprising a bath with shower over, low-level W.C and wash basin.

## OUTSIDE & PARKING

The property is approached at the front by a driveway providing ample off-road parking along with a lawned garden. There is access at both sides leading to the rear garden with composite decking and a level lawn. The rear garden enjoys a sunny South-facing aspect and is perfect for children or to relax and unwind throughout the day.

## VIEWINGS

By appointment only with the sole selling agent.

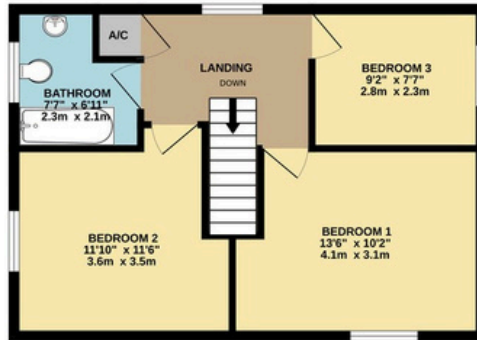




GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



BROADLANDS, NORTHAM

TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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.  
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- **Services:** All mains connected. Gas-fired central heating.
- **EPC:** D
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torrington District Council
- **Sellers Position:** They have found a home that they would like to purchase. Speak to the agent for more details.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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.

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