

GROUND FLOOR
1274 sq.ft. (118.4 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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 is given to their operability or efficiency can be given.
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2 Bedroom Apartment

15 West Moor Way, Northam, Bideford, EX39 1SP

Guide Price

£175,000

- Walking Distance To Northam & Westward Ho!
- Purpose Built Apartment
- Ample Communal Parking Available
- Views Towards Saunton
- Surfing Beach Within Walking Distance
- Available With No Onward Chain
- MUST BE VIEWED!

Directions

From Bideford, as you enter Northam Square with the Post Office in front of you and the Church on your left proceed straight down over into Sandymere Road. Proceed down over the hill past the Richmond Park Bungalow Development on the left. As you reach the bottom of Sandymere Road ignore the turning left towards the Golf Club and Westward Ho! and proceed on for a short distance turning first right into Appledore Road. The entrance to the Westmoor cul-de-sac can be found a short distance along on the

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15 West Moor Way is a purpose-built two-bedroom apartment, offering spacious and well-proportioned accommodation in a sought-after location. The apartment includes two double bedrooms, a shower room, and a kitchen that would benefit from modernisation, presenting an excellent opportunity to add personal touches. Overall this kitchen is a great space for socialising and with plenty of room for several units and ample preparation space.

Additional features include PVC double glazing, gas-fired central heating, and an allocated parking space. With no onward chain and the possibility of early completion, early viewing is strongly recommended.

Northam provides a balanced mix of coastal charm and rural tranquility. The village is well-served by a range of amenities, including local shops, pubs, cafes, and recreational facilities with the renowned RND golf courses and walking trails.

Northam is close to the North Devon coast, which attracts both locals and visitors to its beaches and outdoor activities, such as surfing and hiking along the South West Coast Path.

With its rich history and easy access to both the sea and countryside, Northam offers a laid-back yet well-connected living experience, ideal for those looking for a quieter lifestyle without sacrificing modern conveniences.

SERVICES: All main services are connected.
COUNCIL TAX: Band A
TENURE: Leasehold (balance of a 199-year lease from 1986) with a ¼ share of the freehold of the building. Service charge of £25 pcm which covers buildings insurance.

Services

All mains connected

Council Tax band

A

EPC Rating

TBA

Tenure

Leasehold - Share of Freehold
Share of Freehold

Viewings

Strictly by appointment with the
Phillips, Smith & Dunn Bideford
branch on
01237 879797



The apartment has the garden to the front elevation currently laid to lawn and with seating, perfect for soaking in the far reaching views towards Saunton.

The apartment is within walking distance to Westward Ho beach, which is a large stretch of golden sand, perfect for exercising your four-legged friends, or enjoying the surfer lifestyle.

For more information about this property, please don't hesitate to contact the Bideford team and arrange your viewing appointment. Don't delay in contacting the team, this property is available with no onward chain and available to purchase straight away.

Room list:

Lobby

Hallway

Kitchen Dining Room
3.56m x 2.69m (11'8" x 8'9")

Lounge
4.88m max x 4.29m max (16'0" max x 14'0" max)

Bedroom 1
3.53m max x 3.51m max (11'6" max x 11'6" max)

Bedroom 2
3.42m x 2.68m (11'2" x 8'9")

Shower Room
1.82m x 1.73m (5'11" x 5'8")

