



The Navatek
102a Bay View Road, Northam, Bideford EX39 1BJ

Price Guide: £1,250,000

A truly exceptional property offering stunning panoramic sea views that will take your breath away. This detached house boasts a large open plan reception space and vaulted kitchen with 4 large windows looking out to sea, 4 large bedrooms, including 2 en-suites, providing ample space for a growing family or those who love to entertain guests.

Situated on one of the best residential roads in Northam, this property spans an impressive 2,885 sq ft, ensuring that you have all the space you need to live comfortably. The recent major interior refurbishment and re-modelling carried out since 2021 includes the replacement of all bathrooms/shower rooms, the refitting and re-siting of the kitchen, meaning that you can enjoy modern amenities and stylish finishes throughout the house.

Imagine waking up to the sight of the sun rising over the sea from the comfort of your own bedroom, or hosting gatherings in a home that exudes elegance and sophistication. With no ongoing chain, this property is ready and waiting for you to make it your own.

Don't miss out on the opportunity to own an impressive home in this sought-after location. Contact us today to arrange a viewing and experience the beauty and charm of Bay View Road for yourself.

The village of Northam which benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centre's, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Ho!, with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant.

Accommodation comprises:

Entrance Hall

14'4 (4.39m) x 5'5 (1.66m)

Living Dining Area

31'8 (9.66m) x 20' (6.10m)

With fitted wood burning stove, vaulted ceiling and six large windows giving spectacular sea views

Kitchen

25'8 (7.84m) x 13'1 (4.01m)

Recently renewed with an extensive range of fitted units, large centre island and fitted appliances.

Bedroom 2

14'1 (4.31m) x 8'2 (2.50m)

Sea views.

En-suite

8'1 (2.47m) x 4'6 (1.39m)

Bedroom 3

10'9 (3.29m) x 10' (3.06m)

Sea views.

With Balcony

10'3 (3.13m) x 7'8 (2.34m)

Family Shower Room

10' (3.06m) x 6'2 (1.90m)

Utility Room

10' (3.06m) x 6'5 (1.97m)

Double Garage

19'9 (6.04m) x 19'1 (5.83m)

Lower Ground Floor

Master Suite Bedroom 1

18'2 (5.55m) x 16'4 (4.99m)

An impressive room with three windows giving direct sea views.

En-suite Bathroom

10'9 (3.30m) x 9'7 (2.93m)

Dressing Room

8'9 (2.69m) 8'7 (2.62m)

Office

12'9 (3.90m) x 8'11 (2.73m)

Bedroom 4

15'9 (4.81m) x 9'8 (2.97m)

Laundry Room

11'11 (3.64m) x 9'6 (2.92m)

Outside

The house to the front is approached through double electric gates onto a private driveway leading to the double garage. Side access leads to the rear garden which is laid principally to grass with decked sitting area enjoying uninterrupted views out to sea.

Services: All main services connected.

NB: Please note there is planning consent to extend the rear balcony across the full width of the house

Energy Performance Certificate: C

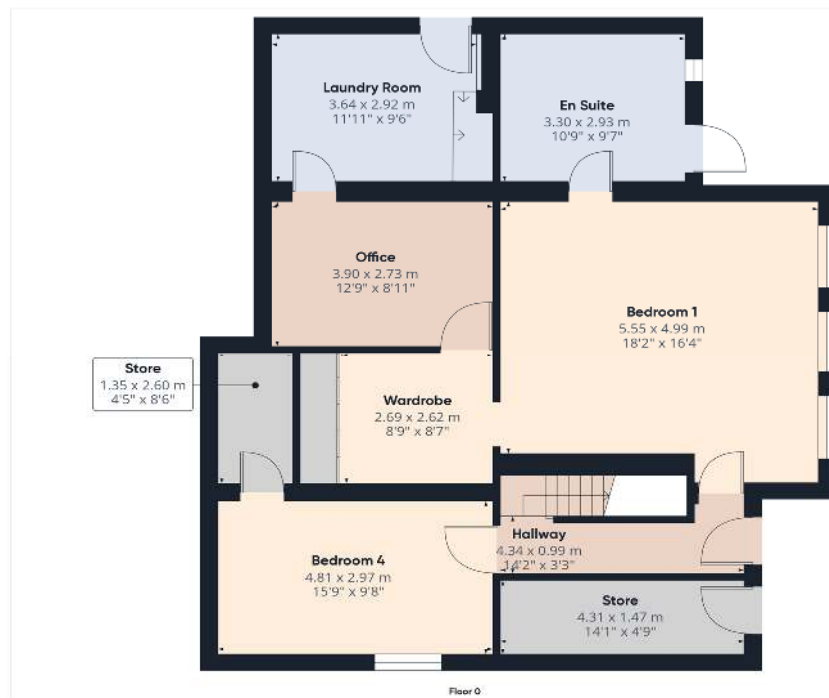
Council Tax Banding: F

Directions: From Bideford proceed out of the town past Morrisons towards Heywood roundabout on the A39. Proceed over the roundabout, past the turning right towards Westward Ho! & Appledore and take the 2nd left into Bay View Road. Continue along Bay View Road for approximately ¾ mile and the property can be found on the right hand side, just past the chicane in the road.









Approximate total area⁽¹⁾

268.02 m²

2884.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.

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