



**Directions**

From Heywood Roundabout (A39), head North towards Northam, Appledore & Westward Ho! Continue past the Durrant Hotel on the right hand side and take the next right into Churchill Way, towards Appledore. Follow this road without deviation, passing the swimming pool and continue down the hill. Follow the road around to the left and take the next left into J H Taylor Drive. Continue through the development, and the property will be found on the right hand side.

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**3 Bed House - Detached**  
46 J H Taylor Drive, Northam, Bideford, EX39 1TU

Guide Price

**£340,000**

- Modern Detached Home
- Popular Residential Location
- Walking Distance Of Appledore & Westward Ho!
- Three Bedrooms (master en suite)
- Off-Road Parking & Garage
- Double Glazing
- Conservatory/Sun Room
- Close To Shops, Coastpath & Bus Route
- Gas Central Heating

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
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## Room list:

### Entrance Hall

**Living Room**  
5.58 x 3.53 (18'3" x 11'6")

**Dining Room**  
2.94 x 3.58 (9'7" x 11'8")

**Kitchen**  
2.87 x 4.07 (9'4" x 13'4")

**Utility**  
2.25 x 3.39 (7'4" x 11'1")

**Sun Room**  
4.24 x 3.37 (13'10" x 11'0")

**Bedroom One**  
3.73 x 3.56 (12'2" x 11'8")

**En Suite**  
2.49 x 1.36 (8'2" x 4'5")

**Bedroom Two**  
2.74 x 3.58 (8'11" x 11'8")

**Bedroom Three**  
3.07 x 2.30 (10'0" x 7'6")

**Family Bathroom**  
2.28 x 1.76 (7'5" x 5'9")

## Overview

Occupying a favourable position, this modern detached family home boasts well-planned accommodation, a generous garden, off-road parking and a garage, all within this much sought-after residential location in Northam. Within walking distance of nearby schools, parks, the RND Golf Club, Northam Burrows Country Park and the South West Coast Path, the property is ideally located equidistant between both Westward Ho! and Appledore. Perfect for those seeking an easy-to-run family home, a property to downsize to for a quieter coastal lifestyle, or a sound buy-to-let investment, this one is not to be missed.

The accommodation briefly comprises a welcoming entrance hall with cloakroom, leading through to a bright and spacious living room that opens into a separate dining room, ideal for family gatherings and entertaining. A well-appointed kitchen sits at the heart of the home and enjoys direct access to a useful utility room and the integral garage. To the rear, a superb sun room provides an additional reception space overlooking the garden.

Upstairs, there are three bedrooms, with the master benefiting from an en-suite shower room and built-in wardrobes, along with a stylishly fitted family bathroom and a large airing cupboard.

The property is approached at the front by a manageable front garden and a private driveway leading to the garage with electric door and power and lighting connected. There is access to the side leading to the rear garden which offers easy maintenance with a small patio and level lawn with mature flower beds and border.

## Outside

Northam is a popular village providing a good range of facilities and is well located for easy access to Bideford and a number of coastal resorts, with Appledore, Westward Ho! and Instow all found nearby. Each offers its own attraction: Appledore boasts a rich maritime history with narrow streets lined with fishermen's cottages, while Westward Ho! features a glorious sandy Blue Flag beach. Instow, situated just across the River Torridge, offers several award-winning restaurants and a sandy estuary beach popular with families and dog walkers alike.

The port town of Bideford provides a wider range of amenities, including independent shops, art galleries, cafés and bistros, as well as a traditional pannier market. From Bideford there is quick access to the Tarka Trail, popular with runners and cyclists, along with good transport links to Barnstaple, the regional centre, which offers High Street shopping, a rail link to Exeter and a convenient route to Tiverton and the M5 motorway via the North Devon Link Road.



## Services

Type your text here

## Council Tax band

D

## EPC Rating

## Tenure

Freehold

## Viewings

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

