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22 J H TAYLOR DRIVE, NORTHAM, BIDEFORD. EX39 1TU - GUIDE £285,000

Modern three bed detached property within a small and quiet cul de sac on this popular development within Northam. The house benefits from two reception rooms, attached garage, driveway and a private, good sized rear garden. No onward chain.



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J H Taylor Drive is a residential development extending from Churchill Way to Diddywell Road, Northam. Comprising a mix of houses and bungalows varying in size from two to four bedrooms. Conveniently positioned being just over a quarter mile from the village square which has a newsagents, supermarket with post office facility plus churches, public houses/restaurant, fast food takeaways and library. There is also a medical centre, dental surgery and indoor heated swimming pool complex. There is easy access to the village Junior and Infants Schools and within quarter mile or so is the Royal North Devon Golf Club with its Championship Links Course and long sandy beach which extends from the seaside resort of Westward Ho! (1 mile). Regular bus services commute to the Port and Market town of Bideford (1.5 miles) and there is easy access (1/2 mile) to the A39 North Devon Link Road which connects to the regional centre of Barnstaple (10 miles) and the M5 Motorway north of Tiverton (approx. 45 miles).

SERVICES: All mains connected. Gas fired central heating. Upvc double glazed windows.

COUNCIL TAX BAND: C.

TENURE: Freehold.

DIRECTIONS: From Bideford Quay travel towards the main 'Torridge Bridge' roundabout, passing Morrison's on your right-hand side. At the roundabout go straight on, signposted to Westward Ho! Northam and Appledore. At the Appledore slip road turn right and continue along for a further quarter mile passing the Torridge Pool on the right-hand side and take the second left-hand turning into J H Taylor Drive (just after the sharp left-hand bend) and the follow the road taking the first right hand turning into a small cul de sac and the property will be found in the left hand corner with for sale board and number displayed.

The accommodation is at present arranged to provide (measurements are approximate) :-

Half glazed front door into: **ENTRANCE HALL:** Radiator and vinyl floor flooring. Stairs to the first floor.

CLOAKROOM: Low level WC, wash basin with tiled splashback, radiator and vinyl flooring.

LIVING ROOM: 4.06m x 3.53m Coal affect gas fire (disconnected), radiator and laminate flooring.

DINING ROOM: 2.99m x 2.67m Radiator and vinyl flooring. UPVC double glazed sliding door into the rear garden.

KITCHEN: 2.87m x 2.86m Working surface incorporating 1 1/2 bowl single drainer sink unit with tiled splash back, four ring gas hob with extractor fan above and oven below. Cupboards and drawers with matching wall units. Good sized under stairs cupboard. UPVC double glazed door onto the driveway.

STAIRS AND FIRST FLOOR LANDING: Hatch to loft space and fitted carpet. Airing cupboard housing Ideal gas fired Combi boiler.

BEDROOM ONE: 3.56m x 3.27m Radiator and fitted carpet. Mirror fronted sliding door wardrobes.

BEDROOM TWO: 3.40m x 2.67m Radiator and fitted carpet. Mirror fronted sliding door wardrobes.

BATHROOM: Bath with splash boarding and tiled splashback fitted, shower over, low-level WC and wash basin. Laminate flooring and wall mounted heater.

BEDROOM THREE: 2.57m x 2.32m Radiator and fitted carpet. Built-in cupboard.

OUTSIDE: To the front of the property is a small lawn area with a driveway having space for at least two cars (tandem) which leads to an attached **GARAGE** 5.29m x 2.36m with up and over door power and light plus overhead storage. As well as a side gate there is also as pedestrian side door from the garage leading into the fully enclosed private **REAR GARDEN** benefiting from a level lawn area, two patios and well established mature trees and hedges.



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CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

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