



11 Churchill Way
Northam | EX39 1DF

JAMES FLETCHER
POWERED BY **exp** UK



11 Churchill Way

Commanding a fine panoramic coastal vista, this impressive 4-bedroom semi-detached home is well-positioned, enjoying breathtaking views of the sea. Flooded with natural light and offering well-planned accommodation with a wealth of attractive features, the property also boasts off-road parking, a garage and a generous garden at the rear. Perfectly-placed in Northam and within walking distance of Appledore, Westward Ho!, and the nearby coast path, this wonderful home is perfect for growing families, professional couples or those hoping to relocate to the North Devon coast.

The property is well-positioned, occupying an elevated position close to centre of the ever-popular village of Northam. 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

Stepping inside, the property opens to an inviting hallway providing stairs to the first floor and connecting the ground floor accommodation. At the front of the home is a cosy sitting room with an attractive fireplace housing a wood-burning stove - the perfect spot for evenings by the fire or family movie nights - whilst, to the rear, is an adaptable dining room enjoying a glorious coastal view. Also found at the rear of the home, the kitchen is fitted with a range of work surfaces comprising a sink & drainer unit with drawers and cupboards below and matching wall-units over, space for a cooker, undercounter fridge and a washing machine, along with an integral door to the garage.

Stairs rising to the first floor open to the landing, connecting 4 bedrooms and the family bathroom. There are 3 good sized double bedrooms, with the rear facing bedrooms enjoying glorious views of the coast, whilst the 4th bedroom is a comfortable single room that could be utilised as a dressing room or home office. The bathroom is fitted with a suite comprising a bath with shower over, a low-level W.C and a wash basin.

In all, this wonderful home balances modern family living with a glorious coastal lifestyle. The property is also fitted with solar panels, keeping energy costs to a minimum.

OUTSIDE & PARKING

The property is approached at the front by a driveway providing off-road parking and leading to the garage. The rear garden is a real feature of the home, enjoying an immediate patio and decking, there are steps down to the lawned garden - the perfect space for little ones to explore or those with 'green fingers' to thrive. There is a useful shed and plenty of space for a large summerhouse/garden studio too. The garage is fitted with an up & over door, light & power and a rear door to the garden. In addition, there is a useful cellar providing additional storage beneath the property.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

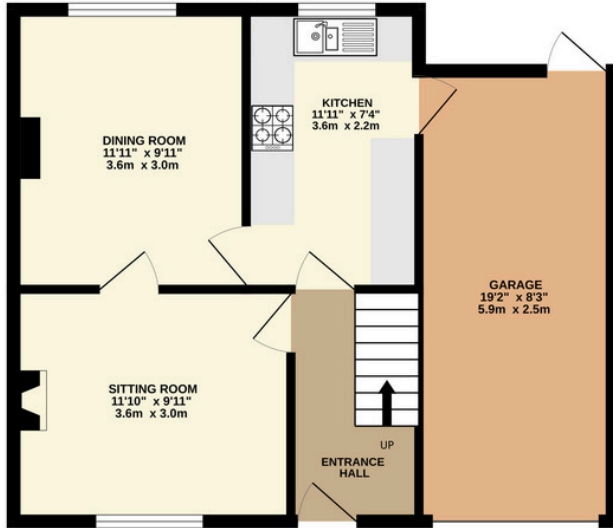




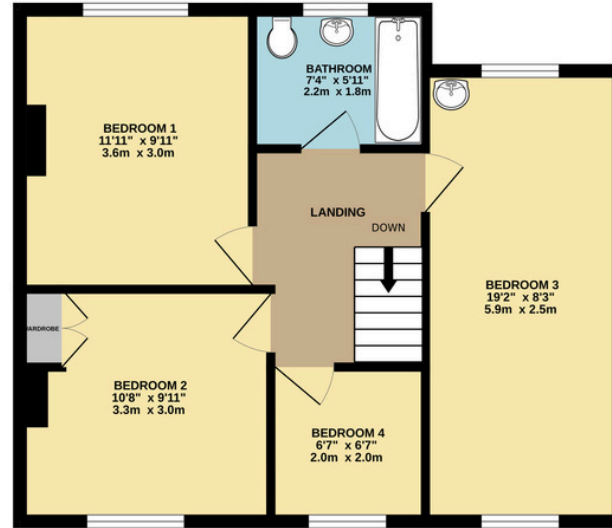
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GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



- **Services:** Mains Gas, Electricity, Water & Drainage. Solar Panels
- **EPC:** C
- **Tenure:** Freehold
- **Council Tax:** Band C
- **Local Authority:** Torridge District Council
- **Sellers Position:** No Chain!

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | | |
| 69-80 | C | 76 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

CHURCHILL WAY, NORTHAM

TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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 as to their operability or efficiency can be given.
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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, including coloured images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.