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4 J H TAYLOR DRIVE, NORTHAM, BIDEFORD. EX39 ITU

GUIDE £325,000

A four bed detached house within this popular Northam development not far from Appledore Village. The property benefits from a large conservatory, utility, master bedroom with en-suite and an attractive fully enclosed rear garden. There is also an integral garage plus driveway. 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, pubs/restaurants/coffee shop, 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: D. **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 property will be the second property on your right with for sale board and number displayed.

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

UPVC double glazed door into: **ENTRANCE HALL:** Radiator and fitted carpet. Stairs to the first floor.

LIVING ROOM: 4.28m x 3.43m Coal effect gas fire with surround and hearth. Radiator and fitted carpet. Archway into:

DINING ROOM: 2.68m x 2.55m Radiator and fitted carpet. Double glazed sliding door into: **CONSERVATORY:** 3.87m x 3.25m Tiled flooring and UPVC double glazed doors into the rear garden.

KITCHEN: 3.21m x 2.79m max Working surface incorporating one and a half bowl single drainer stainless steel sink unit with tiled splashback, four ring gas hob with extractor over. Eye level oven with integrated microwave. Cupboards and drawers with matching wall units plus built-in shelved pantry cupboard.

UTILITY: 2.26m x 1.54m Working surface with integrated circular stainless steel sink with tiled splashback, cupboards with matching wall units. Space for fridge plus plumbing for washing machine. UPVC double glazed door into the rear garden.

CLOAKROOM: Low level WC and wash basin with tiled splashback. Radiator and fitted carpet.

STAIRS AND FIRST FLOOR LANDING: Hatch to loft space and fitted carpet. Built-in shelves, airing cupboard housing the gas fired Combi boiler.

BEDROOM ONE: 3.68m x 3.44m Radiator and fitted carpet. Built in storage cupboard. **EN SUITE:** Shower cubicle, low-level dual flush WC and wash basin vanity unit with storage underneath. Extensively tiled walls, radiator and vinyl flooring. Extractor fan.

BEDROOM TWO: 3.14m x 2.46m Radiator and fitted carpet.

BEDROOM THREE: 3.12m x 2.01m Radiator and fitted carpet.

SHOWER ROOM: Large walk-in shower cubicle with splash boarding fitted, low-level dual flush WC and wash basin vanity unit with storage underneath. Extensively tiled walls, radiator and vinyl flooring plus extractor fan.

BEDROOM FOUR/OFFICE: 2.54m x 2.16m Radiator and fitted carpet.

OUTSIDE: To the front of the property is a driveway with parking for at least one car plus an adjacent stone chippings area with a high hedge and a mature flower bed. There is an integral **GARAGE** 5.43m x 2.39m having power, light and an up and over door. A UPVC double glazed pedestrian door leads into the **REAR GARDEN** comprising a good sized patio area with steps leading onto a level lawn with attractive flowerbeds, mature shrubs and trees. There is also a double ended garden shed, outside water tap and side gates down both side of the property.

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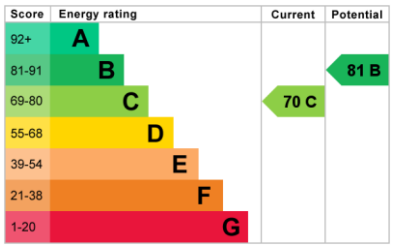
Total area: approx. 116.6 sq. metres (1254.7 sq. feet)

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