



17 AMYAS WAY, NORTHAM, BIDEFORD. EX39 1UT
GUIDE: £240,000

Semi detached 3 bed property complimented by off road parking, attached garage and a pleasant south facing rear garden. Occupying a cul de sac location with attractive rear aspect and being situated within reasonable reach of the village amenities. Being offered for sale with no onward chain.





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This will be found to be a well positioned semi detached property that enjoys a generous (for a modern build) south facing rear garden which backs onto Goats Hill Road and enjoys a pleasant aspect. The property itself could benefit from some updating but offers comfortable accommodation which is complimented by off road parking and an attached garage.

Being part of the Burrough Farm residential development, adjacent to Goats Hill Road, and handy for the local indoor swimming pool and leisure centre. The village square isn't far and offers a range of local shops and stores including Newsagents and Supermarket incorporating a Post Office counter. Also within the village there are Churches, pubs, Restaurant, Library, Medical Centre and Dental Surgery.

Northam has its own junior and infant schools and is the home of the Royal North Devon Golf Club.

The seaside resort of Westward Ho! is within a mile or so with its long sandy beach and regular bus services commute to the Port and Market Town of Bideford (2 miles).

SERVICES: All mains services. Gas fired central heating. Upvc double glazed windows. Electric Vehicle (EV) charging point.

COUNCIL TAX BAND: C

TENURE: Freehold

DIRECTIONS TO FIND: From Bideford Quay travel towards the 'new 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 up to the swimming pool at which point turn right and follow the road into Benson Drive. Continue into the estate and the entrance to Amyas Way will be found on the right-hand side with the property being located on the left-hand side with number and for sale board displayed.

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

GROUND FLOOR

Front entrance door, with obscure double glazed central panel, gives access to:-

ENTRANCE HALL: Central heating radiator. Laminate flooring.

CLOAKROOM: Pedestal wash hand basin with tiled splashback. Low level wc. Central heating radiator. Obscure upvc double glazed window. Modern metal boxed consumer unit (fuse box). Laminate flooring.

LIVING ROOM: 14'9" (4.52m) x 11'6" (3.53m) Open vented chimney with surround and marble effect inset and hearth. Understairs storage cupboard. Television aerial socket. Central heating radiator. Laminate flooring. Opening through to:-

KITCHEN/DINER: 14'9" (4.5m) x 8'8" (2.65m) 'U' Shaped working surface incorporating one and a half bowl sink unit with cupboards and drawers under together with dishwasher and bin storage recess. Slot-in electric cooker with concealed extractor over. Freestanding fridge. Matching wall cabinets, one of which conceals the gas boiler. Upvc double glazed window which enjoys a most pleasant aspect over the rear garden and beyond. Central heating radiator. Laminate flooring. Upvc double glazed double doors benefit from a great aspect and gives access to the rear terrace.

FIRST FLOOR

LANDING: Access hatch to loft space. Central heating radiator. Carpet as laid.

BEDROOM 1 (FRONT): 11'5" (3.5m) x 9'8" (2.96m) plus recess. 2 Upvc double glazed windows. Built-in airing cupboard with hot water cylinder. Deep recessed wardrobe (doors need attention). Central heating radiator. Carpet as laid.

BEDROOM 2 (REAR): 8'7" (2.62m) x 7'1" (2.17m) plus door recess. Upvc double glazed window with a most pleasant aspect. Central heating radiator. Carpet as laid.

BEDROOM 3 (REAR): 8'10" (2.7m) x 5'10" (1.8m) Upvc double glazed window with a most pleasant aspect. Central heating radiator. Carpet as laid.

BATHROOM: Panelled bath with tap/shower combination fitment and side splashback screen. Low level wc. Pedestal wash hand basin. Obscure upvc double glazed window. Extractor fan. Central heating radiator. Vinyl floor covering.

OUTSIDE

The frontage is open and has been brick paved for ease of maintenance and to give additional off road parking. Electric Vehicle charging point. To the side is a tarmac driveway which gives access to:-

GARAGE: 17'7" (5.38m) x 8'10" (2.71m) Up and over door. Power and light. Pedestrian side door gives access to the rear terrace. Open rafter storage. Fitted workbench. Free standing washing machine (bought 2026) and tumble dryer.

Immediately to the rear is a paved terraced (useful cold water tap) which enjoys a fabulous south facing aspect and has steps that lead down to the garden. The rear garden, which backs onto Goats Hill Road, is of a generous size (for a modern property) being laid mostly to lawn with paved seating area and fishpond which is equipped with pump and filter unit. Timber storage shed set upon a concreted base.





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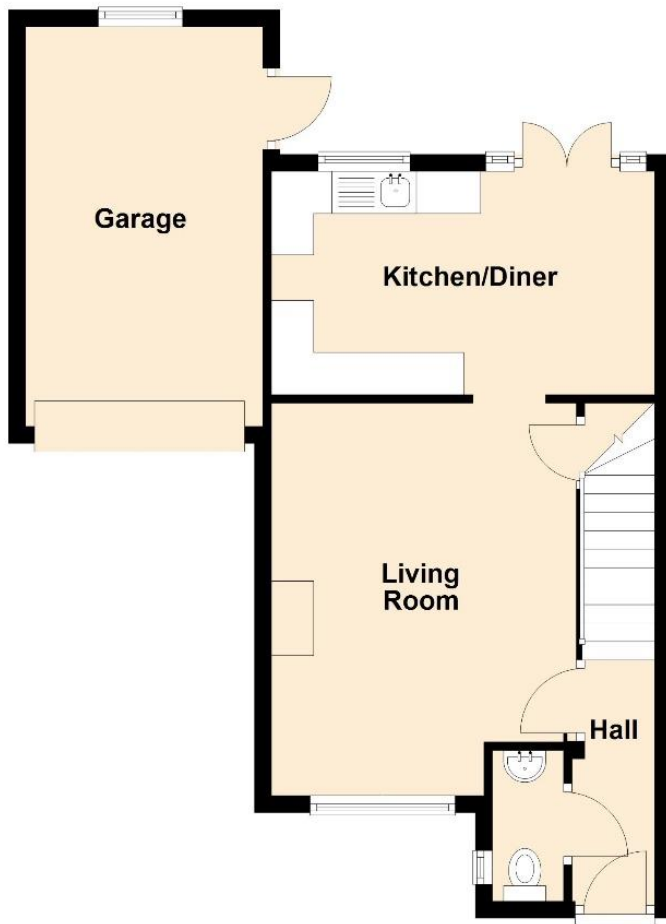
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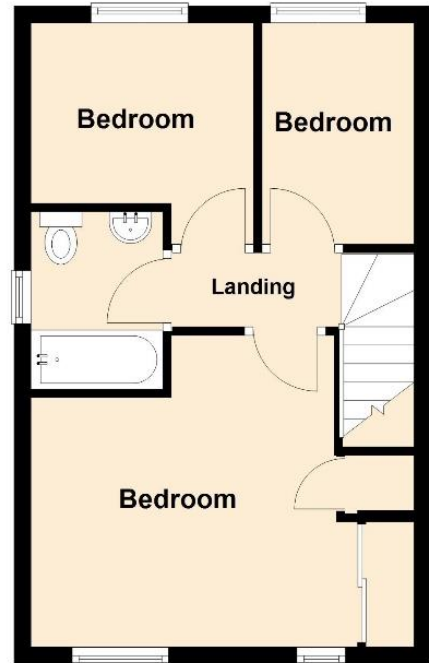
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Ground Floor



First Floor



NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 83 sq. metres (894 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

