



**COOMBE VALE, SANDYMERE ROAD, NORTHAM, BIDEFORD.  
EX39 1EY - Offers in Excess of £255,000.**

Detached three/four bed chalet bungalow having a good sized rear garden, potential for off road parking and fantastic panoramic coastal views. The property is within a short walk of Northam Square and the amenities on offer but is in need of modernising and updating.





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[brightsofbideford.co.uk](http://brightsofbideford.co.uk)  
[info@brightsofbideford.co.uk](mailto:info@brightsofbideford.co.uk)  
01237 473241

Set within reasonable reach of the square which offers traditional amenities including mini supermarket which includes a Post Office counter, pub, coffee shop, church, newsagents etc. In addition to this Northam also has an indoor swimming complex, library, dental surgery, chemist, doctors surgery, junior and infant schools.

Close at hand is the popular Northam Burrows Country Park, which offers many attractive walks and stunning vistas plus Westward Ho! with its long sandy beach and championship golf course. The historic fishing village of Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow, is within short driving distance. A regular bus service provides access to the port and market town of Bideford, approximately 1.5 miles distant, where a wide range of national and local shops, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 11 miles distant, and beyond to the national motorway network.

**SERVICES:** All mains services. The property has a mixture of wooden framed and UPVC double glazed windows.

**COUNCIL TAX BAND:** D.

**TENURE:** Freehold.

**DIRECTIONS TO FIND:** From Bideford proceed in a northerly direction along the Kingsley Road (passing so Morrisons is on your right-hand side) up into Heywood Road passing through the large Torridge Bridge Roundabout. After a further half a mile or so take the turning right (signposted Northam) by the war memorial down into the village centre passing through the square and veering right into Sandymere Road adjacent to the hair salon Urban Wave. This veers to the left where the property will be found shortly on your right with name plate displayed on the gate.

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

UPVC double glazed door into:

**SIDE ENTRANCE PORCH:** 3.32m x 1.07m Slim original single glazed door into dining room, tiled flooring and single glazed doors into:

**LIVING ROOM:** 3.60m x 3.53m Bay window with radiator underneath, tiled fireplace plus recessed cast iron grate.

**BEDROOM:** 3.71m x 3.19m Exposed floorboards and radiator.

**BATHROOM:** Bath, wash basin and low-level dual flush WC. Fully tiled walls and flooring.

**BEDROOM:** 3.19m x 3.08m Fantastic views of Northam Burrows and onto Westward Ho! Beach. Exposed floorboards and radiator.

**INNER HALL:** Two under stairs storage cupboards, radiator, stairs to the first floor and **KITCHEN AREA** having working surface incorporating Belfast sink and cupboards below. Wall mounted gas fired boiler. Door to rear porch with UPVC double glazed door into the rear garden.

**DINING ROOM:** 3.19m x 3.14m Exposed floorboards, radiator and fitted storage units.

**STAIRS AND FIRST FLOOR LANDING:** Eaves storage, exposed floorboards and landing cupboard.

**BEDROOM:** 4.16m x 3.15m Fantastic elevated views of Northam Burrows and Westward Ho! Beach. Radiator, storage cupboard and exposed floorboards.

**BEDROOM:** 3.15m x 2.79m Built-in cupboards and wardrobe space. Exposed floorboards and radiator.

**OUTSIDE:** To the front of the property is a gated entrance with potential space for at least one car. Side access leads into the **REAR GARDEN** having a patio area with a sloping lawn and fantastic sea views. Large SHED/WORKSHOP and an outside water tap.



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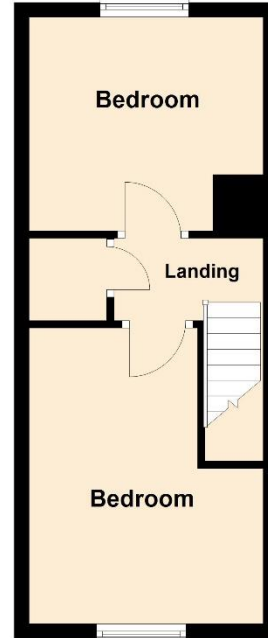
### Ground Floor

Approx. 65.8 sq. metres (708.3 sq. feet)



### First Floor

Approx. 26.2 sq. metres (282.0 sq. feet)



Total area: approx. 92.0 sq. metres (990.3 sq. feet)

**NOT TO SCALE – FOR IDENTIFICATION ONLY**

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



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

Directors: K J Bright FRICS and S A Bright BSc (Hons)

17 The Quay, Bideford, EX39 2EZ

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