



BRIGHTS
ESTATE AGENTS



10 BAY VIEW COURT, NORTHAM, BIDEFORD. EX39 ITJ
GUIDE - £350,000

Detached three bed bungalow offering flexible and versatile accommodation with the current lay out offering dual occupancy living. The property has two reception rooms, two kitchen/diners, low maintenance garden areas, detached double garage and is well positioned not far from Northam Square and the amenities on offer. **NO ONWARD CHAIN.**



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Bay View Court is a small select cul-de-sac development comprising just 8 purpose built apartments within two attractive Georgian style blocks and a number of individual detached homes set around the brick paved roadway. Located within Bay View Road is a dental surgery, health centre and chemist. Within walking distance is the village centre which offers a selection of shops, Churches, pubs, coffee shop and a Library. The village also benefits from an indoor heated swimming pool complex as well as Junior and Infant Schools. Regular bus services commute to the nearby Port and Market town of Bideford (1 1/2 miles) and also the nearby seaside resort of Westward Ho! (1 1/2 miles) with its long sandy beach, miles of unspoilt cliffside walks and adjoining championship golf course.

SERVICES: Mains water, gas, electricity and drainage. Gas fired central heating. Double glazed windows.

COUNCIL TAX: Band E.

TENURE: Freehold.

DIRECTIONS TO FIND: From Bideford proceed in a northerly direction to Northam. On approaching Northam ignore the turning on the right down to the village but take the next turning on the left into Bay View Road and the entrance to Bay View Court will be found on the left-hand side with the bungalow being tucked away in the left hand corner.

The accommodation with measurements being approximate:- UPVC double glazed door into: **ENTRANCE HALL:** Fitted carpet and built in shelved storage cupboard with space for cloaks and footwear.

KITCHEN/DINER: 6.83m x 2.62m max Working surface incorporating single drainer with tiled splash back, one and a half bowl textured sink unit, space for cooker and dishwasher. Cupboards and drawers with matching wall units. UPVC double glazed door into the rear garden. Warm roof conservatory style extension. Glazed double doors opening into:

SITTING ROOM: 5.29m x 3.17m Coal affect gas fire with brick surround and tiled hearth, radiator and fitted carpet.

INNER HALL: Fitted carpet.

BEDROOM: 3.68m x 3.41m Radiator and fitted carpet.

BATHROOM: Bath with shower over and fully tiled splash-back, wash basin, radiator and extractor fan. Fitted carpet and wall mounted heater. **CLOAK ROOM:** Low-level WC and wash basin with tiled splashback. Extractor fan and fitted carpet.

KITCHEN/DINER: 4.60m x 3.23m Working surface incorporating single drainer one and a half bowl textured sink unit with tiled splashback, four gas hob with oven below and extractor fan above. Space and plumbing for washing machine, cupboards and drawers with matching wall units. Radiator and laminate flooring fitted. UPVC double glazed door into the rear garden. Warm roof conservatory style extension.

HALLWAY: Hatch to loft space, radiator and fitted carpet. Cupboard housing wall mounted gas fired boiler.

LIVING ROOM: 4.04m x 3.66m Coal affect gas fire with brick surround and tiled hearth. UPVC double glazed sliding door into the rear garden, radiator and fitted carpet.

BEDROOM: 3.75m x 2.71m max Radiator and fitted carpet.

BATHROOM: Bath with tiled splashback, low-level WC and wash basin. Radiator and fitted carpet. Shelved airing cupboard housing the hot water tank.

BEDROOM ONE: 4.03m x 3.25m Fitted sliding door wardrobes, radiator and fitted carpet. **ENSUITE:** Fully tiled shower cubicle, low-level WC and wash basin with tiled splashback. Radiator, fitted carpet and extractor fan. Wall mounted electric heater.

OUTSIDE: The property is approached over a small drive shared with one other bungalow, this leads to a parking area with space for at least three cars and a **DOUBLE GARAGE** 4.87m x 4.03m having power, light and an up and over door. The front of the property has a south facing low maintenance and private garden area. This comprises a patio, stone chippings, raised pond and flower beds including small trees, mature bushes and shrubs. A side access takes you to the **REAR GARDEN** being a large patio area with attractive potted plants. There is also a gated access to the other side of the bungalow with a garden shed, large flower bed with mature bushes, trees and plants.



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Total area: approx. 142.0 sq. metres (1528.4 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

ANTI MONEY LAUNDERING REGULATIONS - It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

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

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