



BRIGHTS
ESTATE AGENTS



**7 ESTUARY VIEW, NORTHAM, BIDEFORD. EX39 1XZ -
GUIDE £410,000**

Reverse level four bed detached property with exceptional uninterrupted coastal views but is in need of some general updating. Located in a quiet cul de sac within the popular village of Northam not far from the Westward Ho! beach and Northam burrows.



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241

Being part of the popular Burrows Park development within half mile of Northam village square with its selection of local shops and stores, Churches, Medical Centre, Dental Surgery, Library and indoor heated Swimming Pool and gym. The village Junior and Infants Schools are close by as is the Northam Burrows Country Park which is the home of the Royal North Devon Golf Club and allows access to the Pebble Ridge and long sandy beach stretching for well over 1 mile from the nearby seaside resort of Westward Ho!

SERVICES: All mains connected. Gas central heating. uPVC double glazed windows.

TENURE: Freehold.

COUNCIL TAX BAND: E.

DIRECTIONS: From Bideford proceed to Northam village passing through the Torridge Bridge roundabout turning down into the centre opposite the War Memorial, upon reaching the Square continue straight past the Urban Wave Hairdressers into Sandymere Road which veers around to the left. Continue for approx. 300 metres taking the turning right into the Appledore Road and then second right into the Burrows Park development. Turn left and follow the sign to Estuary View where the property will be found in the left hand corner with Brights For Sale board and number displayed.

ACCOMMODATION (all measurements are approximate): UPVC double glazed front door into: **ENTRANCE PORCH:** Radiator and fitted carpet.

CLOAKROOM: Low-level WC, wash basin with tiled splashback, radiator and vinyl flooring.

LANDING: Cloaks and footwear cupboard plus shelved airing cupboard housing the hot water tank. Hatch to the loft space, radiator and fitted carpet. Stairs to lower ground floor and pedestrian door into:

CONVERTED GARAGE/UTILITY AREA: 5.91m x 2.75m Working surface incorporating single drainer, stainless steel sink unit, cupboards and drawers below with matching wall units. Wall mounted gas fired boiler, tiled flooring and UPVC double glazed door to the outside.

BEDROOM THREE/OFFICE: 3.30m x 2.24m Radiator and fitted carpet.

KITCHEN: 3.28m x 2.71m Working surface incorporating single drainer textured sink unit with tiled splashback, four ring gas hob with oven below. Cupboards and drawers with matching wall units, space for under counter white goods with an open hatch into the dining room.

LIVING ROOM: 5.05m x 3.61m Double glazed sliding doors onto a balcony with glass balustrade and a fantastic uninterrupted panoramic view of the Northam Burrows and impressive coastline. Coal affect gas fire with tiled backing and hearth. Radiator and fitted carpets. Internal glazed doors into: **DINING ROOM:** 3.35m x 2.50m Radiator and fitted carpet. Superb views over the Northam Burrows and the estuary.

STAIRS TO THE LOWER GROUND FLOOR: Radiator and fitted carpet.

BEDROOM ONE: 4.91m x 2.66m UPVC double glazed single door giving access to the outside and having fantastic views over the garden and onto the estuary. Radiator and fitted carpet. **ENSUITE:** Fully tiled shower cubicle, low-level WC and wash basin with tiled splash-back. Radiator and vinyl floor flooring.

BATHROOM: Bath with fitted mixer shower taps, wash basin and low-level WC. Extensively tiled walls, radiator plus shaver point. Extractor fan.

BEDROOM TWO: 3.60m x 2.61m Fantastic views over the garden and onto the Northam Burrows. Radiator and fitted carpet.

BEDROOM FOUR: 4.38m x 1.62m Two sets of built in double door wardrobes, radiator and fitted carpet.

OUTSIDE: To the front of the property is a driveway with parking for at least one car with an adjacent level lawn a small tree and bushes. A gated side access with steps down leads into the **REAR GARDEN** having stone chippings, patio area and a level lawn with a central garden feature. Being fully enclosed by mature bushes, flower beds and small trees with a garden shed at the bottom. Outside tap.



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



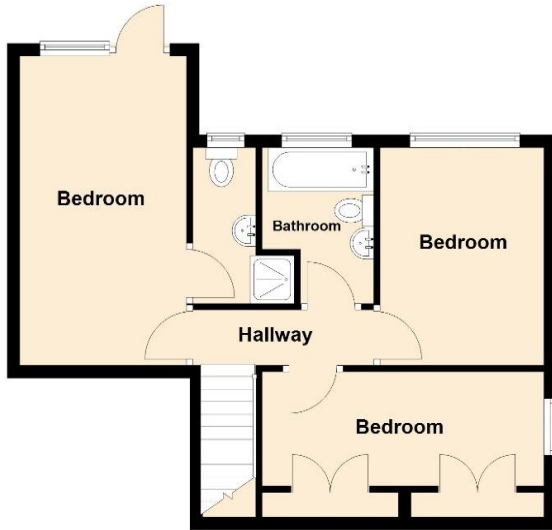
BRIGHTS
ESTATE AGENTS



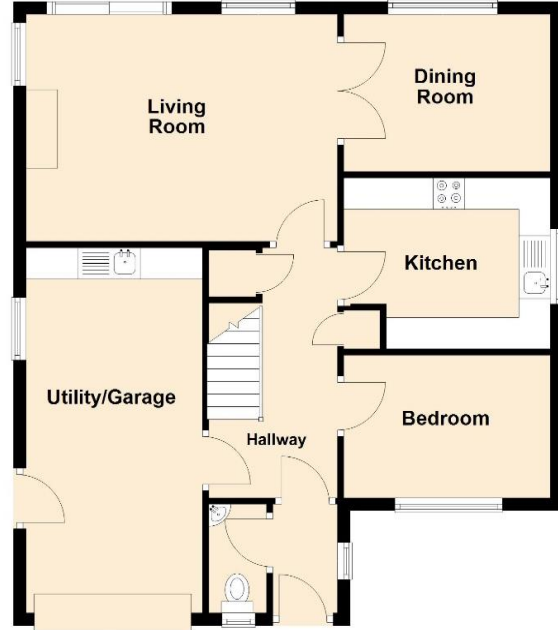
brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



Lower Ground Floor
Approx. 46.0 sq. metres (494.8 sq. feet)



Ground Floor
Approx. 73.3 sq. metres (789.2 sq. feet)



Total area: approx. 119.3 sq. metres (1284.0 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.

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.

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

Bright's of Bideford Limited T/A Brights. Registered in England and Wales No. 07207691