



98 J H Taylor Drive, Northam, Bideford, EX39 1TU

Asking Price £240,000

- Well Presented
- Modern Kitchen
- Comfortable Lounge
- Close to Primary Schools
- Must See
- Off Road Parking
- Well-Planned Accommodation
- Popular Residential Location
- Short Stroll to Amenities

98 J H Taylor Drive, Bideford EX39 1TU

An excellent opportunity for those seeking their first home, a sound buy to let investment or a home to downsize. We are delighted to offer this spacious 2 bedroom semi-detached home within this popular residential location, a stones throw from Northam Village centre and Westward Ho! Boasting well-planned accommodation, a delightful rear garden with shed/store and enviable driveway. The property can be occupied with the minimum of delay and expense and we strongly encourage early viewings to avoid disappointment.



Council Tax Band: B



Ground Floor

Lounge

16'0" x 10'7"

A comfortable reception room found at the front of the home with useful under-stairs storage, which provides space for a small freezer and tumble dryer.

Kitchen/Breakfast Room

13'10" x 8'9"

This stylishly presented space has been fitted with a range of matching floor and eye level units finished with a sleek white composite worktop. Offering integrated electric oven, gas hob with extractor over, fridge and undercounter space and plumbing for white goods.

First Floor

Bedroom One

13'11" x 9'9"

A good sized double bedroom with a handy built in wardrobe area.

Bedroom Two

14'1" x 7'6"

A further good size double bedroom which overlooks the rear garden.

Bathroom

6'9" x 6'9"

Fitted with a modern white suite comprising a bath with shower over, low level WC, wash hand basin and heated towel rail.

Outside

The property is approached via a driveway providing off-road parking for two cars. There is a gate leading to the delightful and well maintained rear garden which is level and laid to patio and lawn with shrub borders.

Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.

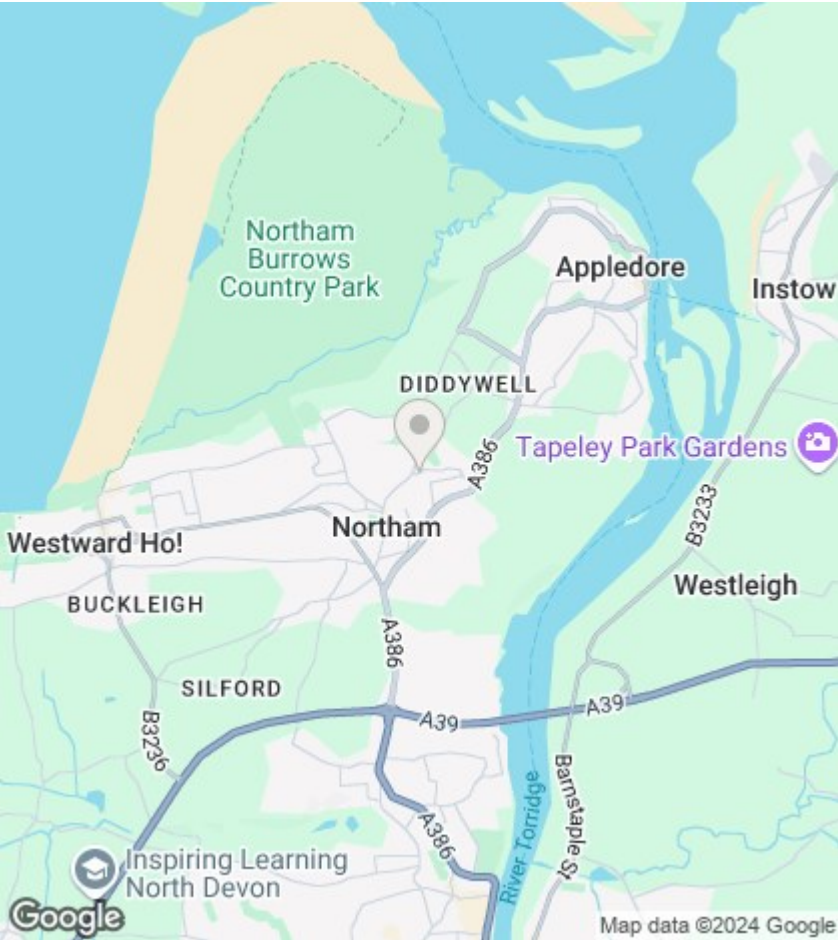
Services

All mains services connected. Gas fuelled central heating.

Agents Note

In accordance with the Estate Agents Act 1979 sections 21, 31 and 32 any potential purchasers are drawn to the fact that the owners of this property are connected with the Directors of Morris and Bott.





Directions

From our office at 6a The Quay proceed out of Bideford on the A386. Continue along this road passing Morrisons Supermarket on your right and Rydons Garage on your left. Proceed up the hill reaching the Heywood Road roundabout. At the roundabout proceed straight across taking the 2nd exit, continuing on the A386, signposted Appledore and Westward Ho! Continue along this road passing the Durrant House Hotel on your right hand side. Take the next right hand turning onto Churchill Way, signposted Appledore. Continue along this road for approximately 2 miles, passing Torridge Pool on your right hand side, the road drops down at bloody corner and as you come round the corner JH Taylor is on your left hand side. Follow JH Taylor Drive around until you reach number 98 on your right hand side.

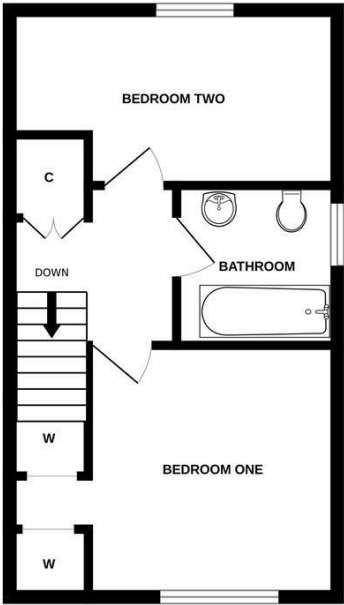
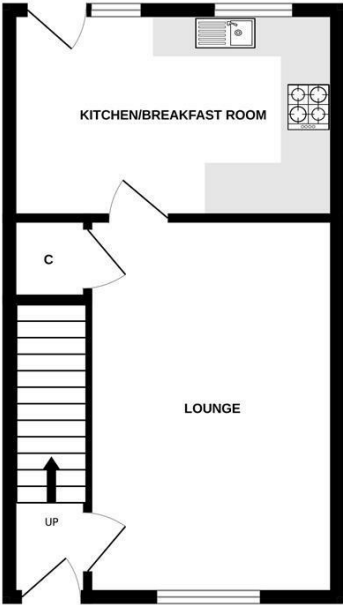
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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