



## 1 Bayview Court Bay View Road, Northam, Bideford, EX39 1TJ

Offers Over £200,000

- Sought After Location
- Close To Amenities
- Spacious Accommodation Throughout
- Viewing Recommended
- Distant Estuary Views
- Allocated Parking
- Ideal First Time Buy
- NO CHAIN!

# 1 Bayview Court Bay View Road, Bideford EX39 1TJ

Positioned on the ever-popular Bay View Road, just a stone's throw from Northam's village square, this delightful property offers the ideal combination of comfort, and coastal charm. Boasting two well sized double bedrooms and spacious accommodation throughout, the home is well suited to couples, small families, or those simply seeking a peaceful retreat by the sea. While some areas could benefit from a light refresh, the property provides a fantastic opportunity for buyers to put their own stamp on it and truly make it their own. Designed with low maintenance living in mind, this is a home that lets you spend more time enjoying everything the area has to offer – from scenic beach walks to exploring the nearby shops, cafés, and leisure facilities. Whether you're searching for a permanent residence or a coastal getaway, this property presents a superb opportunity to enjoy life by the sea in this sought-after North Devon village.



Council Tax Band: B



## Ground Floor

### Entrance Hall

Welcomes you into the home.

### Kitchen

The kitchen is well-appointed with a range of matching wall and base units, offering ample worktop space and storage. It features a built-in four-ring electric hob and oven with an extractor canopy above, a stainless steel sink with drainer, and an integrated dishwasher. There is also space for additional white goods, including a washing machine and fridge freezer.

### Lounge

The lounge is a bright and spacious room, enhanced by a large window that allows natural light to flood in. An electric fireplace adds a cosy focal point. Like the rest of the property, the room benefits from high ceilings and generous proportions, adding to the overall sense of space and character.

### WC

Comprising a low level WC and hand wash basin with additional storage.

## First Floor

### Bedroom One

A generously sized double bedroom featuring two windows that fill the space with natural light. The room also benefits from built-in storage, providing both practicality and comfort.

### Bedroom Two

A further well-proportioned double bedroom, complete

with built-in storage and plenty of space for additional furnishings.

### Shower Room

Fitted with a modern white three-piece suite comprising a walk-in shower cubicle, low-level WC, and a hand wash basin. The space is both functional and stylish, ideal for everyday convenience.

### Outside

To the front of the property is a small, low-maintenance garden area along with allocated parking for one vehicle. Additional visitors' parking is also available. Side access leads to a communal rear garden, which is laid to lawn and offers a pleasant outdoor space to enjoy.

### Services

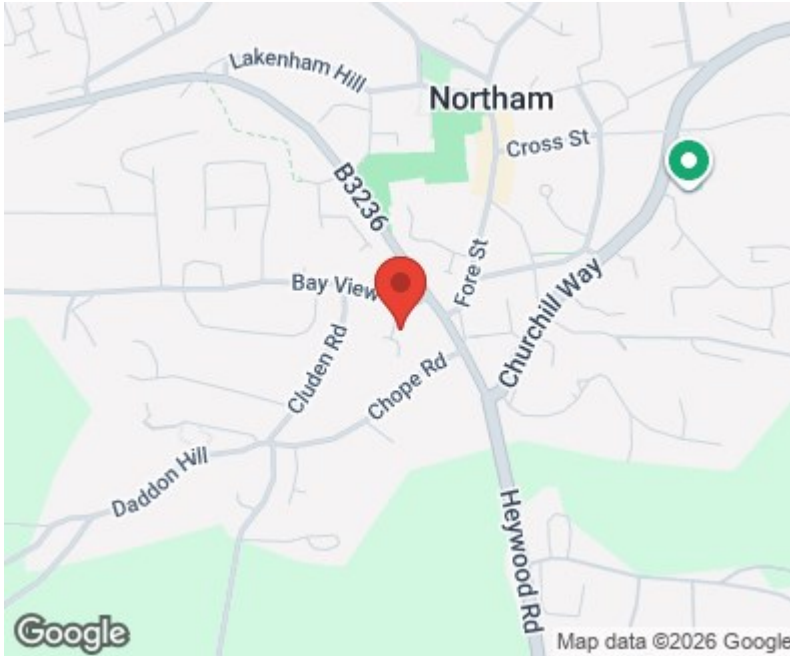
All mains services are connected, with gas-fired central heating throughout. The property benefits from a share of the freehold, with a service charge of £1,225 per annum (for the past year, payable April to April), which covers maintenance of the communal areas, ground rent, and buildings insurance.

Broadband: Standard broadband is available - Ofcom indicates that the highest available download speed is 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

## Directions

From Bideford Quay, head west along Kingsley Road (A386) towards the Heywood Road roundabout, passing Morrisons on your right. At the roundabout, go straight ahead following signs for Northam, Appledore, and Westward Ho!. Continue along Heywood Road, and after passing the turning for Appledore, take the second left onto Bay View Road. Follow Bay View Road for a short distance, and Bay View Court will be on your left. Turn into the cul-de-sac, and number 1 Bay View Court will be just inside.



## Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(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	

