



1 Sandymere Gardens Price Guide: £632,000
Sandymere Road, Northam, Bideford, Devon EX39 1XY

A deceptively spacious (approx 2650sqft) 4 bed, 4 bath/shower rooms (3 en-suite) detached bungalow with a 1st floor guest suite and storage room, being 1 of just 3 modern dwellings built on the edge of Northam Burrows, adjacent to RND Golf Club and benefiting from lovely countryside views and beyond to the sea in the distance. The spacious and well presented accommodation could also be utilised for dual occupation, potential B&B or a lucrative holiday let. This property occupies a generous plot with plenty of parking at the front and a landscaped rear garden laid mainly to grass with plenty of terraces to enjoy the sunshine. 3 reception rooms, kitchen, utility, reception hall with spiral staircase to the 1st floor, double garage, oil CH, double glazing. No onward chain.

The village of Northam has everyday amenities as well as being close to the village of Westward Ho!, well known for its sandy beach, pebble ridge and golf course. The town of Bideford offers all amenities and is set on the River Torridge. There is also the Tarka Trail which is well known for its cycling and walking. Barnstaple is approximately 9 miles distant which in turn gives access to the M5 motorway at Junction 27 (Tiverton).

Entrance Porch

2.16m x 1.96m (7'1 x 6'5)

Double glazed entrance doorway and side panel. Tiled floor. Radiator. Further door into:

Reception Hall

4.72m x 4.42m (15'6 x 14'6)

Radiator. Spiral staircase leading to First Floor. Large walk in storage room with shelving and hot water tank.

Living Room

8.76m x 5.77m (28'9 x 18'11)

Two distinct areas of living and dining with multi-fuel woodburning stove set in stone mantle surround. Oak flooring. Three radiators. Sliding patio doors to:

Conservatory

6.78m x 3.45m (22'3 x 11'4)

Tiled flooring. Radiator. Double doors opening onto garden.

Study Area

Door to garden. Oak flooring.

Kitchen Breakfast Room

4.65m x 3.53m (15'3 x 11'7)

Fitted with an excellent range of matching base and wall storage cupboards with worksurfaces and tiled splashbacks. 1 ½ bowl stainless steel sink unit with mixer tap. Eye level integral oven and grill. 4 ring gas hob (LPG) with extractor above. Window overlooking rear garden. Integrated dishwasher. Space for fridge/freezer. Radiator. Coving. Tiled flooring. Door to:

Utility Room

3.15m x 2.74m (10'4 x 9')

Matching eye level and base storage cupboards. Plumbing for washing machine. Worcester oil fired boiler providing the property with central heating and hot water. Window overlooking the garden. Radiator. Door to Jack 'N' Jill Shower Room and separate door to Integral Double Garage.

Bedroom 1

4.88m x 3.45m (16' x 11'4)

Window overlooking the front elevation with views over Northam Burrows. Radiator. Fitted wardrobe cupboard, one having a mirrored front. Coving. Door to:

En-Suite Shower Room (Jack & Jill with the Utility Room)

Fully tiled shower. Low flush w.c. Vanity wash hand basin. ¾ height tiling. Chrome heated towel ladder. Tiled flooring.

Bedroom 2

4.7m x 4.02m (15'5 x 13'2)

Radiator. Two windows. Fitted wardrobes, one having a mirrored front. Coving. Door to:

En-Suite Shower Room

3.12m x 2.16m (10'3 x 7'1)

Rounded bath. Corner shower. Low flush w.c. Vanity wash hand basin. Tiled flooring. Tiled walls. Chrome heated towel ladder.

Bedroom 3

4.75m x 3.96m (15'7 x 13')

Radiator. Fitted double wardrobes. Coving. Windows with views over Northam Burrows and towards the sea.

Family Bathroom

3.10m x 1.75m (10'2 x 5'9)

White suite of panelled bath with shower attachment. Vanity wash hand basin. Low flush w.c. Chrome heated towel ladder. ¾ tiled walls. Coving.

First Floor

Approached from a spiral staircase off the Reception Hall.

Landing Area

3.05m x 1.70m (10' x 5'7)

Velux roof window with views over Northam Burrows towards the sea. Door to walk in loft.



Bedroom 4

3.66m x 3.05 (12' x 10')

Ceiling downlighters. Walk in Velux window with lovely views over Northam Burrows and the sea beyond. Radiator. Door to:

Storage Room/Dressing Room

3.10m x 1.72m (10'2 x 5'9)

Sun pipe providing natural light to the room.

En-Suite Shower Room

White suite comprising corner shower. Pedestal wash hand basin. Low flush w.c. Chrome heated towel ladder. Walk in Velux with views over Northam Burrows towards the sea. Extensive tiling.

Outside

This property has an attractive frontage enclosed by low stone wall with mature palms and shrubs with brick pavia driveway leading to the front of the house and garage with parking for numerous vehicles.

The remainder of the garden is laid to lawn with side gates on both sides to the rear garden, one large enough for a sit on lawnmower etc.



Double Garage

4.78m x 4.27m (18' x 15')

Electric up and over door. Two windows. Light and power. Door to the rear garden.

The rear garden is a particular feature of this property being private and of a good size with plenty of space to the side where there is a paved patio area, log store, garden shed and greenhouse and various paved sitting areas. Directly behind the house is a retained terrace that gets a lot of afternoon sun and leads directly on to an expanse of lawn, enclosed on all sides by shrubs and fencing and various specimen trees. Next to the patio area is a further



garden with sunken pond with fountain, large **Garden Shed 3.2m x 1.98m (10'6 x 6'6)** together with oil and LPG storage facilities.

Services: All mains services are connected with the hob running of LPG. Oil fired central heating. uPVC double glazing.

Energy Performance Certificate: D
Council Tax Banding: F

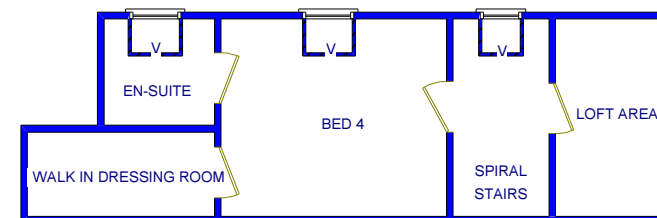
Directions:

From Bideford proceed over the Heywood roundabout A39 and take the turning signed to Northam and Northam Square. Proceed to the bottom of Northam Square and over the junction into Sandymere Road. The road veers round to the left passing the school on the right, carry down through Sandymere Road by passing the turning to Westward Ho! and going down to Northam Burrows. No. 1 Sandymere Road can be seen as the first property on the left hand side before entering the burrows.





These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



1ST FLOOR



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