



Ashridge, Northam, Bideford, EX39 1DH
Guide Price £295,000

 **seldons**
estate agents

Ashridge, Northam, Bideford, North Devon, EX39 1DH

Affording excellent access to village amenities and just a mile from the beach and Northam Burrows, is this very well presented, PVC double glazed and gas centrally heated, 3/4 bedroomed house, boasting distant sea views, versatile accommodation, parking and secluded, easily maintained garden. A great family or holiday home.

- Spacious accommodation
- Village Centre location
- Distant Sea Views
- Very close to Shops and Amenities
- 4 Double Bedrooms (one en-suite)
- Easily managed garden
- Store room
- Off-Road Parking for up to 2 vehicles
- Planning Permission to extend
- No onward sales chain

Located just a short walk from the village amenities of Northam, this unique, detached home offers great versatility and is presented to an excellent standard throughout. It would make a fabulous family home, holiday home or second home. With 3/4 good sized bedrooms and 1/2 decent size reception rooms, this home has the convenience of a modern build, yet boasts a highly convenient, central village location, that should be seen to be appreciated.

Close to the coast, Northam really does have everything you could wish for in a village, including an excellent bus service that runs into Barnstaple via Bideford. Situated around the central square is a small supermarket, post office, church, newsagents, together with the nearby library, pubs and restaurants, health centre, dentist, junior school, friendly golf club and swimming pool complex.





Westward Ho!, a coastal resort famed for its sandy Blue Flag beach, is just over a mile away as is the quaint former fishing village of Appledore. It is a similar distance to the Quay Front in Bideford, a market town and port, which offers an excellent range of shopping facilities and amenities. Nearby Northam Burrows Country Park offers miles of scenic walking. It is less than a mile to the nearest junction of the A361 North Devon Link Road, connecting with the M5 at Tiverton. This also gives good access to Barnstaple, the area's regional centre, which is about a 10 minutes' drive.

ACCOMMODATION (for dimensions see floorplan)

Ground Floor

Hall: Access to the front door is protected from the weather by the Car Port. The hall has stairs rising to the first floor and doors to the principle rooms and to the ground **Cloak Room** with WC and hand basin.

Kitchen/Breakfast Room: Modern kitchen with matching floor and eye level units, integrated stainless gas hob with extractor hood over, electric oven, space and plumbing for a washing machine and dishwasher. Glow worm gas fire boiler providing heating via radiators and domestic hot water. Conservatory style breakfast area with distant sea views.

Sitting/Dining Room: Spacious dual aspect room with wood surround fireplace and double doors out into the garden.

Study/Bedroom 4: - A second reception room currently used as the fourth bedroom with double doors out into the garden.

First Floor

Master Bedroom: A double room enjoying sea views to the front and benefiting from **En-Suite Shower Room** fitted with a modern suite with a large wash





hand basin over a vanity unit, close coupled WC and shower cubicle. Part tiled.

Bedroom 2: A further double room with built in wardrobes.

Bedroom 3: A good sized bedroom which can easily accommodate two single beds

Family Bathroom: White suite with bath and shower over, WC and wash hand basin fitted over a modern vanity unit providing storage. Part tiled.

Outside: To front the house offers parking for up to two vehicles. A **Car Port** partly covers one of the parking spaces. **Store Room:** Large handy storage area, perfect for all those beach necessities, as a small workshop, or for a tumble drier or freezer etc.

The private, low maintenance, garden is partly walled and wraps around the property. It is mainly paved with flower and shrub borders, a pergola and has a Mediterranean feel to it, enjoying private seating areas and the added bonus of a Summer House approx. 2.4m x 2.4m.

AGENTS NOTES

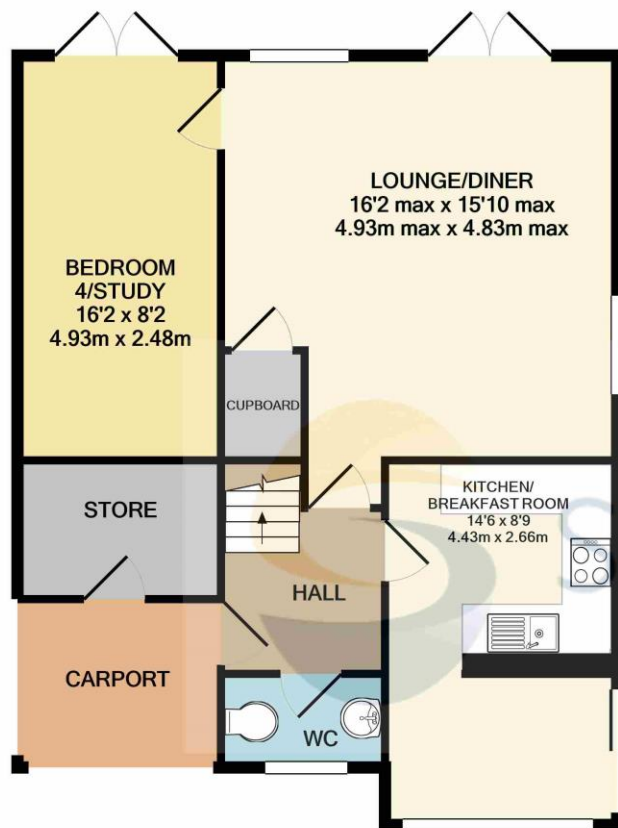
1. In November 2018 Planning Permission and Building Regulations (Torridge District Council 1/1047/2018/FUL) was granted for a single-storey extension to front and side with balcony above. This permission allows for the creation of a large kitchen/dining/family room and a balcony off the master bedroom from where the views can be enjoyed.
2. The property has been successfully holiday let from a number of years. Please ask for further information.
3. The Furniture at the property is available by separate negotiation.

Services: Mains All Mains Services Connected

Tenure: Freehold **Council Tax:** Band D







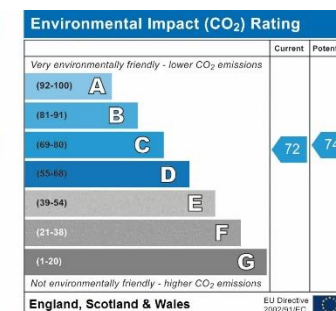
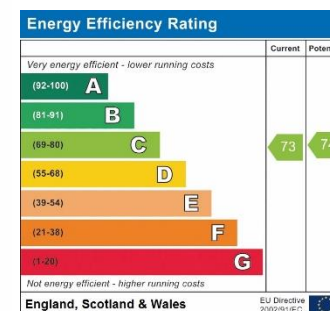
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions: From our office on Bideford Quay front, proceed towards the A39 Heywood roundabout. At the roundabout take the second exit signposted Westward Ho!, Northam and Appledore. Passing the Durrant House Hotel on your left, turn right at the A386 signposted to Appledore. Drive past Northam Swimming Pool on your right, descend down the hill and take the first left hand turning onto North Street. Follow the road all the way along, you will see a turning for Admirals Court on the right, the property can be seen, set back from the road, just a short distance after on the left hand side, with a Seldons For Sale board displayed.



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