



55 King Alfred Crescent, Northam, North Devon,
EX39 1UE Guide Price £425,000



55 King Alfred Crescent, Northam, Bideford, North Devon, EX39 1UE

Constructed approximately 15 years ago and set on a corner plot, is this well presented detached PVC double glazed and gas centrally heated executive style house offering adaptable accommodation with potential for extension (subject to planning permission). Single garage, parking, enclosed south facing rear garden and superb views to the Torridge Bridge from the first-floor elevation. EPC C

- Detached Modern House on a Corner Plot
- Constructed Approximately 15 Years Ago
- Views to the Torridge Bridge
- 4 Bedrooms (Master en-suite)
- 2 Reception Rooms
- Southerly Facing Enclosed Rear Garden
- Bathroom and En-suite Shower Room
- Single Garage and Additional Parking
- Internal inspection a must!

55 King Alfred Crescent comprises a traditionally constructed detached house, set in a highly sought-after location, built approximately 15 years ago. The gas centrally heated and PVC double glazed adaptable accommodation is well presented, as an internal inspection will reveal. From the first-floor rear elevation, the property enjoys views to the River Torridge Bridge, as pictured elsewhere within these particulars. In all, a superb well appointed modern house, which is ideally suited to provide a comfortable family residence, for which your early viewing is advised to avoid disappointment!!

The property is located within a modern residential development on the edge of Northam and affords easy access into the village centre, particularly the Torridge Pool which is just a short walk away and the wide range of other facilities available including supermarket/post office, newsagent, take ways etc.





Bideford is a market town and working port, which is located on the banks of the River Torridge and offers a good range of shopping, schooling and recreational facilities, with the popular Tarka Trail being within easy reach, together with easy access to the coastal village of Westward Ho! with its long sandy blue flag beach. The former fishing village of Appledore, with its quaint narrow streets and quayside and the estuary village of Instow, are both within easy reach. The North Devon regional centre of Barnstaple is approximately 10 miles distant and the A361/North Devon Link Road provides a speedy route to the M5 motorway, via junction 27 at Tiverton.

Canopy style entrance porch with courtesy light with double glazed entrance door giving access to:

ENTRANCE HALL: Telephone point. Coved ceiling. Under stairs storage cupboard. Radiator. Vinyl flooring. Staircase to first floor landing.

LOUNGE: A dual aspect room with PVC double glazed window to front elevation and matching doors to rear elevation. Feature fireplace with a wooden surround, with marble inset and hearth and gas point, TV aerial points, telephone points, coved ceiling, 2 radiators, carpet.

DINING ROOM: PVC double glazed window to front elevation, coved ceiling, radiator, carpet.

KITCHEN/BREAKFAST ROOM: PVC double glazed window to rear elevation. Fitted with a range of units comprising inset 1.5 bowl sink unit with mixer tap with cupboards under, a range of matching units with work surfaces over, a range of matching wall units with concealed lighting under, tiled splashbacks, fitted Bosch double oven and matching hob with cooker hood over, integral machine/dishwasher, downlighting, radiator, vinyl flooring, arched access to:

UTILITY: PVC double glazed door gives access to exterior. Fitted work surface with cupboard under, with appliance space and plumbing for washing machine. Extractor fan. Vinyl flooring. Door to:

CLOAKROOM: PVC double glazed window to rear elevation. Low level flush WC, corner wash basin, tiled splashbacks, radiator, vinyl flooring.

FIRST FLOOR LANDING: PVC double glazed window to rear elevation affording views to the Torridge Bridge. Ceiling trap to loft space, airing cupboard with Vaillant gas fired boiler serving the domestic hot water and central heating systems, carpet.

MASTER BEDROOM: PVC double glazed window to front elevation. TV aerial point. Telephone point. Radiator. Carpet. Door to:





EN-SUITE: PVC double glazed window to front elevation. Glazed corner shower cubicle with shower fitment, low level flush WC, pedestal wash basin with strip light with electric shaver point over, extensive tiled splashbacks, extractor fan, radiator, vinyl flooring.

BATHROOM: PVC double glazed window to front elevation. Fitted with a suite comprising panelled bath with assist grips and mixer shower fitment, pedestal wash basin, low level flush WC, tiled splashbacks, electric shaver point, radiator, vinyl flooring.

BEDROOM 2: PVC double glazed window to front elevation. wardrobe with hanging rail and shelving. TV aerial point. Radiator. Carpet.

BEDROOM 3: PVC double glazed window to rear elevation affording views to the Torridge Bridge. Wardrobe with hanging rail and shelving. TV aerial point. Radiator. Carpet.

BEDROOM 4: PVC double glazed window to rear elevation affording views to the Torridge Bridge. Radiator. Carpet.



EXTERIOR: To the front of the house is a garden area with a low hedge and shrubs and bushes, with a paved access path to the front door. A tarmacadam driveway providing a parking facility, leads to the **SINGLE GARAGE** with up and over door, power and lighting, eaves storage and a personal door to the rear garden. To the side of the house, a wooden gate leads to the enclosed southerly facing rear garden, adjoining Goats Hill, with a large lawned area with flower borders and a large paved patio area. There is external lighting and an external water tap.

Agent Note: We have been advised by the vendors that there is an annual estate management charge payable, for the maintenance and upkeep of open spaces/green areas.

SERVICES: All Mains Services Connected

TENURE: Freehold.

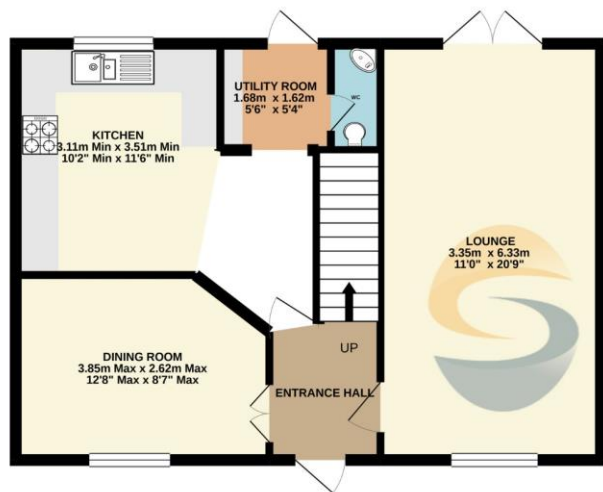
COUNCIL TAX: Band E

DIRECTIONS: From Bideford Quay, proceed in an easterly direction as though out of the town, to a roundabout being the junction with the A39. Here, proceed straight across. After passing the Durrant House Hotel on your right, shortly thereafter turn right, signposted Appledore. On a left-hand bend, turn right (adjacent to the Torridge Pool) into Benson Drive. Continue onwards, passing Amyas Way on your right and shortly thereafter turn right into King Alfred Crescent. Bear around to your right, where number 55 is identified by a number plate.

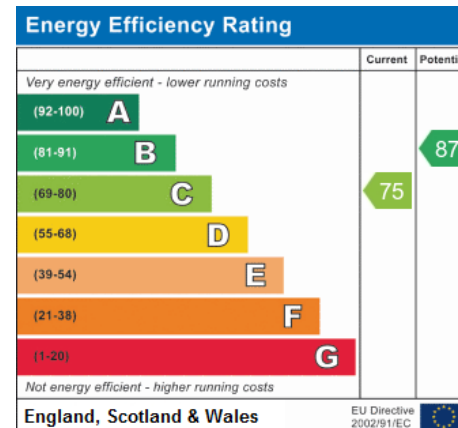
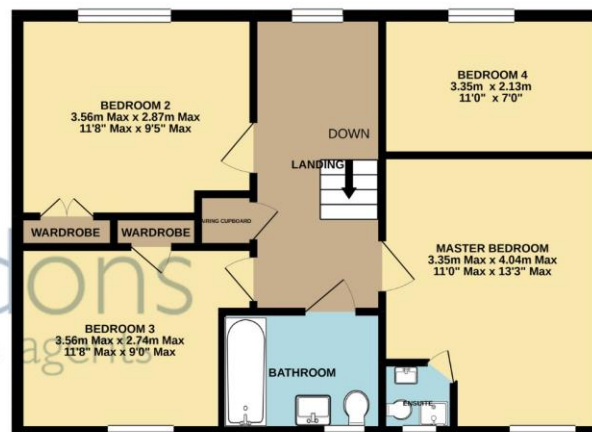




GROUND FLOOR



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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