



BRIGHTS
ESTATE AGENTS



22 TADWORTHY ROAD, NORTHAM, BIDEFORD. EX39 1JN
GUIDE: £270,000

Well located semi-detached 3 bed property with fabulous conservatory room addition. Offering tidy presentable accommodation although will benefit from cosmetic updating and modernisation. Enjoys a wonderful coastal aspect from the first floor rear bedroom and complimented by driveway, garage, workshop and attractive 2 tier paved rear garden. Situated close to the facilities in Northam Square and not far from Westward Ho! beach. For sale with no onward chain.



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241

The property is situated on the edge of Northam village but is still within reasonable reach of the square which offers traditional amenities including mini supermarket (with Post Office facility), church, newsagents etc. Northam also has an indoor swimming including a gym, library, dental surgery, chemist, doctors surgery, junior and infant schools.

Close at hand is the popular Northam Burrows Country Park, together with visitor's centre, which offers many attractive walks and stunning vistas plus Westward Ho! with its long sandy beach and championship golf course. The historic former fishing village of Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow, is within short driving distance. A regular bus service provides access to the port and market town of Bideford, approximately 1.5 miles distant, where a wide range of national and local shops, banking and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple, approximately 10 miles distant, and beyond to the national motorway network.

SERVICES: All mains services. Gas fired central heating. Upvc double glazed windows and exterior doors.

COUNCIL TAX BAND: C

TENURE: Freehold

The accommodation is at present arranged to provide (measurements are approximate):-

GROUND FLOOR

Obscure upvc double glazed entrance door with matching side screen to:-

ENTRANCE HALL: Staircase to first floor with storage cupboard under. Large built-in storage cupboard (would have originally housed the warm air boiler). Central heating radiator. Tiled floor.

CLOAKROOM: Corner wash hand basin. Low level wc. Full wall tiling. Obscure upvc double glazed window. Tiled floor.

LIVING ROOM/DINER: 'L' Shaped - 7.18m x 3.66m (23'6" x 12') narrowing to 2.4m (7'10") Large upvc double glazed window with fitted Venetian blind. 2 Central heating radiators. Carpet as laid. Upvc double glazed double doors to the conservatory and sliding door to:-

KITCHEN: 3.17m x 2.54m (10'4" x 8'4") Upvc double glazed internal window looking through the conservatory and enjoying some glimpses of the Northam Burrows. 'L' Shaped working surface incorporating 4 ring gas hob (extractor hood over) and one and a half bowl sink unit with built-in oven, cupboards and appliance space under. Shelved larder style cupboard. Additional worktop with cupboard under and space for fridge/freezer. 2 Wall cabinets. Obscure upvc double glazed door to the side passageway. Vinyl floor covering.

CONSERVATORY: 4.56m x 3.61m (14'11" x 11'10") A truly fabulous addition. Upvc double glazed windows (with concertina blinds) set upon a low plinth wall and having a pitched roof. Central heating radiator. Upvc double glazed doors out to the garden. Wood effect laminate flooring.

COVERED SIDE PASSAGEWAY: Upvc double glazed doors give access to the front and rear of the property. Useful cold water tap.

FIRST FLOOR

LANDING: Upvc double glazed window. Built-in airing cupboard with wall mounted gas combination boiler. Carpet as laid.

BEDROOM 1: 3.66m x 2.72m (12' x 8'11") Upvc double glazed window which enjoys a fabulous panoramic coastal aspect. Ceiling fan light. Central heating radiator. Carpet as laid.

BEDROOM 2: 4.35m x 2.64m (14'3" x 8'7") Upvc double glazed window. Ceiling fan light. Central heating radiator. Carpet as laid.

BEDROOM 3: 3.42m x 1.98m (11'2" x 6'5") Upvc double glazed window. Recessed storage cupboard. Fitted shelves. Central heating radiator. Carpet as laid.

BATHROOM: 1.97m x 1.78m (6'5" x 5'10") Full wall tiling. Low level wc. Pedestal wash hand basin. 'P' shaped shower bath with splashback screening. Large chrome ladder style radiator. Mirror fronted medicine cabinet. Obscure upvc double glazed window. Vinyl floor covering.

OUTSIDE

Lawned frontage surrounded by plant and shrub beds. Upvc double glazed door to the side passageway. Concreted driveway gives access to:-

GARAGE: 4.86m x 2.59m (15'11" x 8'5") Up and over door. Power and light. Opening through to:-

WORKSHOP AREA: 2.91m x 2.56m (9'6" x 8'4") Power and light. Fitted storage shelf/work bench with open recess space under. Fixed upvc double glazed window. Upvc double glazed window to the rear garden.

The rear garden, which is on 2 levels, has been designed for ease of maintenance having to the most part been paved with raised flower/shrub beds and a small area having been stone chipped. Greenhouse.



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS



brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241



BRIGHTS
ESTATE AGENTS

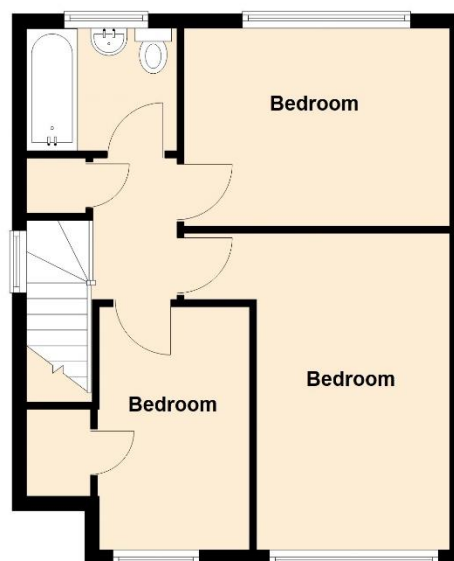
Ground Floor

Approx. 85.9 sq. metres (924.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



NOT TO SCALE – FOR IDENTIFICATION ONLY

Total area: approx. 127 sq. metres (1,366 sq. feet)

CONSUMER PROTECTION ACT FROM UNFAIR TRADING REGULATIONS 2008 – The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check availability of any property and make an appointment to view before embarking upon any journey to see a property.

The accuracy of these particulars is not guaranteed nor do they form part of the Contract.
Applicants should verify details by personal examination and enquiry.

ANTI MONEY LAUNDERING REGULATIONS – It is a legal requirement that we receive verified ID from all buyers before a sale can be instructed. We ask for your co-operation in this matter to ensure there is no unnecessary delay in agreeing your purchase, subject to contract. We will inform you of the process once your offer has been accepted subject to contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Chartered Valuation Surveyors, Estate Agents and Auctioneers. Est. 1982

Directors: K J Bright FRICS and S A Bright BSc (Hons)

17 The Quay, Bideford, EX39 2EZ

Bright's of Bideford Limited T/A Brights. Registered in England and Wales No. 07207691

brightsofbideford.co.uk
info@brightsofbideford.co.uk
01237 473241