

for sale



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23 Amyas Way,  
Northam, Bideford,  
North Devon. EX39 1UT



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Price Guide  
**£370,000**

*This much improved, detached, low maintenance, modern, 4 bedroom home was built by NHBC registered builders Wain Homes South West in the early 2000's.*

*The property is considered ideal for family use or equally retirement, also an ideal investment opportunity for long lets or holiday use.*

*Not far from the extensive blue flag beach at Westward Ho! and the picturesque former fishing village of Appledore.*

- NO ONWARD GOING CHAIN
- Entrance Hall with staircase off
- Ground floor cloakroom
- Living Room with dining area and French doors to garden
- Re fitted Kitchen with built in appliances
- Family Bathroom with shower
- 4 first floor bedrooms
- Main Bedroom with En Suite shower room
- Panel style doors and coving to ceilings
- Gas Central Heating with 'Worcester' gas combination boiler
- UPVC Double Glazing
- Stainless steel light switches and plugs some with USB points
- Secure enclosed rear garden with lawn and terrace
- Integral Garage with utility area
- Double width driveway parking for at least 3 cars
- Cul de Sac location
- Walking distance of village amenities and Leisure centre
- Ideal as a full time residence or second home

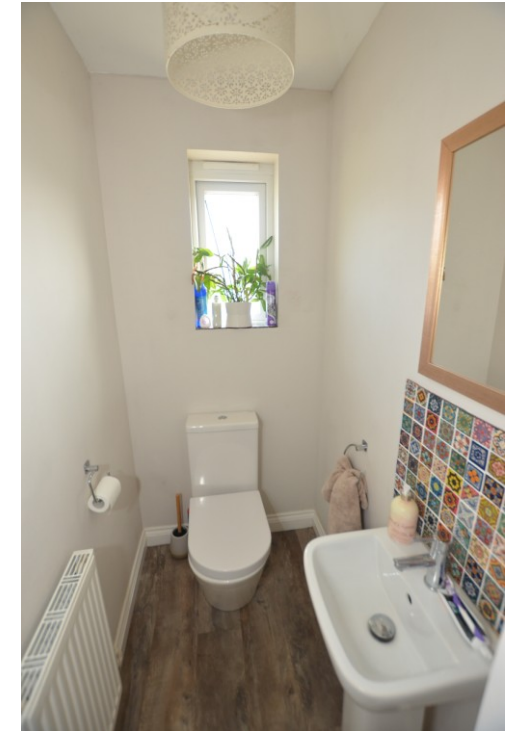




Amyas Way, is a residential cul de sac made up of detached bungalows and houses, located within a small residential development of mixed housing types within walking distance of Northam Village and not far from Appledore and Westward Ho! which are served by a bus service which connects with Bideford and further afield. The development was built in the early 2000's by NHBC registered builders 'Wain Homes South West'. The current owner has made significant improvements to the property with enhanced lounge dining room, re fitted kitchen, upgraded bathroom and en suite. The accommodation is upvc double glazed and gas radiator central heated offering 4 bedrooms, bathroom and en suite on the first floor and well fitted kitchen, cloakroom and lounge diner on the ground floor. The inclusion of an integral garage with interconnecting door providing access to utility area is considered a great benefit.

The property is also considered low maintenance due to having brick elevations and upvc windows.

The property is also not far from the South West Coastal Path which connects with the Tarka Trail on the opposite side of the river, this in turn connects Torrington with Braunton and is very popular with walkers and cyclists alike, the Tarka trail provides a good 60 mile plus round trip for the more ambitious cyclists, taking in the picturesque Devon countryside, the Taw Torridge Estuary and of course the upper reaches of the picturesque River Torridge with its many feature bridges and tunnels. The port and market town of Bideford offers a good selection of shops, attractions and amenities including pannier market range of shops, private and state schooling, plus Atlantic Village outlet shopping centre. The town's park and waterfront are an undoubted attraction to both locals and holiday makers alike.



Not far away are the sandy beaches at Westward Ho! and Instow which is also home to The North Devon Yacht Club. Nearby Golf Courses are available at Westward Ho!,

Torrington, Barnstaple and Saunton. The nearby village of Appledore also fronts the estuary and is popular with holiday makers for its picturesque water front, painted cottages, narrow streets and interesting shops which can also be approached via the coastal path.

Barnstaple, North Devon's regional centre is an 11 mile drive away, which offers a wider range of High Street and out of town shopping; it also offers further leisure facilities including Tennis centre and The Queens Theatre and a rail link connecting with the main line at Exeter. A361/A39 North Devon Link Road provides access to the M5.

## **The accommodation comprises**

(all measurements are approximate):-

**Front Entrance Door** being part glazed **leading to Entrance Hall: with** panel style doors off, radiator and dog leg staircase off with spindle balustrade and large side window leading to first floor landing. Plus door to integral garage and utility area,

**Cloakroom:** with close coupled dual flush WC, small pedestal wash basin with splash back, window and radiator

**Kitchen:** 9' 7 x 7' 0 (2.92m x 2.13m) refitted with range of Shaker style units comprising base cupboards and soft close drawers, matching eye level cupboards, built in electric fan oven and microwave oven above, concealed built in fridge freezer and dishwasher, electric induction hob with extractor canopy over. Contoured work surfaces with tiled splash backs and inset composite sink and drainer with high rise mixer taps.

**Lounge Diner:** 19' 5 x 13' 5 (5.92m x 4.09m) maximum with double glazed French doors opening on to garden plus additional window, double radiator, feature fireplace with inset living flame gas fire, coving to ceiling, TV point

**Dog Leg Staircase** with large side window, spindle balustrade and return leading to

**First Floor Landing:** with panel style doors off, access to loft space. Flush built in shelved linen cupboard,

**Bedroom 1:** 11' 1 x 10' 9 (3.38m x 3.27m) radiator, large his and hers wardrobes, outlook over the rear garden.

**En Suite Shower Room:** being fully tiled and with white suite comprising close coupled dual flush WC, pedestal wash basin with illuminated mirror above, shaver point, inset shower with mixer dual heads, screen door, ladder radiator, window and extractor

**Bedroom 2:** 11' 8 x 8' 3 (3.55m x 2.52m) radiator and outlook over garden.

**Bedroom 3:** 12' 2 x 6' 5 (3.73m x 1.96m) plus door recess, with radiator and outlook over the cul de sac.

**Bedroom 4:** 9' 0 x 7' 0 (2.74m x 2.13m) with radiator and outlook over the cul de sac

**Family Bathroom:** being fully tiled and having white suite comprising panel bath with dual head mixer shower and side screen, close coupled dual flush WC, pedestal wash basin with mono bloc mixer tap and large mirror and shaver point, ladder radiator, window and extractor

**Integral Garage:** 18' 6 x 8' 4 (5.64m x 2.54m) maximum including useful recess space ideal for tool chest or workbench, water, power and light, work top with space for tumble dryer and washing machine below, 'Worcester Bosch' gas fired combination boiler above, electric consumer unit, up and over door and interconnecting door from the accommodation.

**Outside:** To the front of the property is a good sized tarmac driveway providing parking for 3 or more vehicles, small level area of grass by the front door, pathway and side gate to

**Rear Garden:** being fully enclosed and measuring approximately 48' x 25' (14.62m x 7.62m) with paved sun terrace, area of lawn having well stocked shrub borders, raised paved base for small shed or bins. Useful shed at the end of the garden all affording a good degree of privacy having bungalows to one side and to the rear.

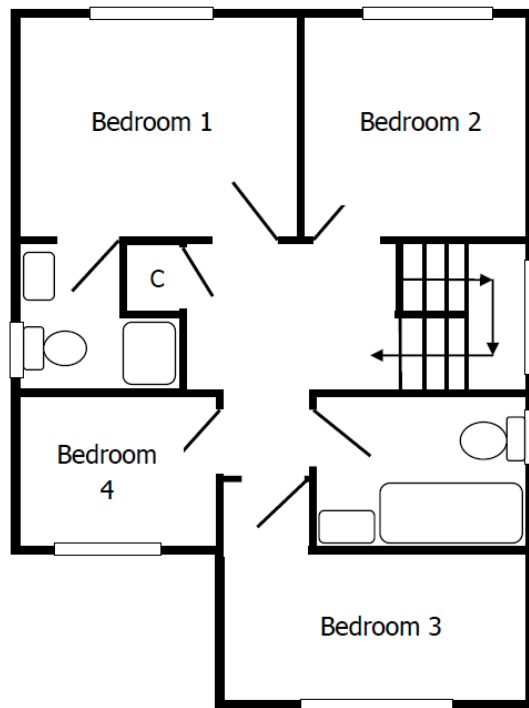
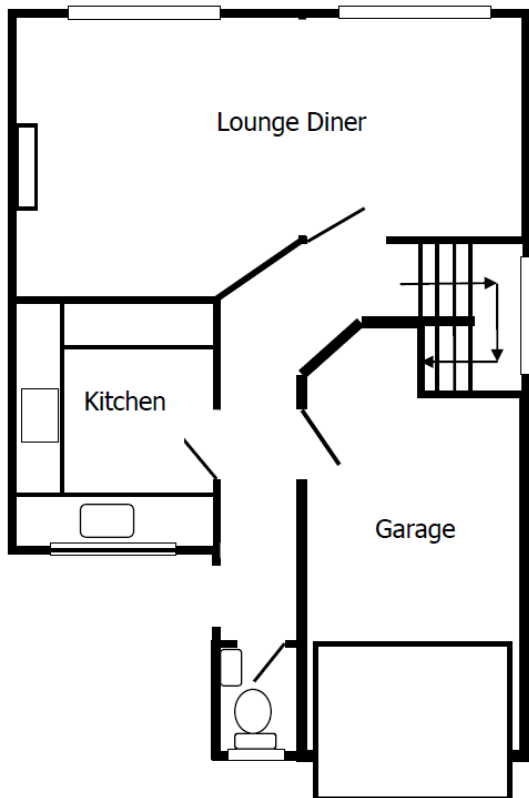
**EPC Rating:** Band 'C'

**Council Tax:** Band 'C'

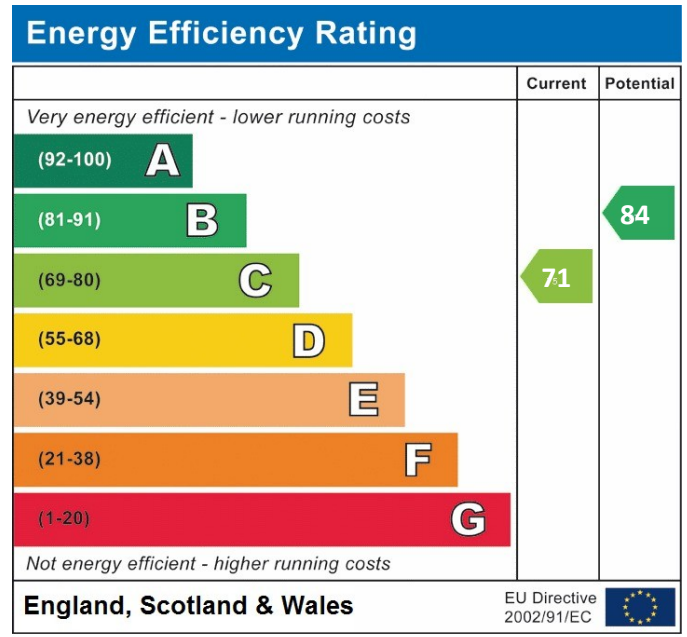
**Services:** Mains gas, electric, water and drainage

**Directions:** Approaching from the A39 'Atlantic Highway', at Heywards Road roundabout which lies at the western end of 'The Torridge Bridge', turn right on to the signposted Appledore, Northam A386 and Westward Ho! B3236. Take the fourth turning on the right signposted 'Appledore' A386, follow Churchill Way for a short way and turn right in to Benson Drive (swimming pool sign) where you will see 'Torridge Leisure Centre', follow the road and after the play area, turn right in to Amyas Way, follow the road around the corner and you will see the property directly in front of you marked by a 'For Sale' board.

**NO ONWARD GOING CHAIN**



**AGENTS NOTE:**  
 This Floor Plan is to assist and for guidance only, it is not to scale and the layout cannot be relied upon for accuracy.



To arrange a viewing please contact

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