



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



A modern 2 bedroom semi detached house situated in this popular development in Northam. The property offers plenty of space with a garage and driveway parking. An ideal First Time Buy or Investment property. No Onward Going Chain.

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PROPERTY

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Website www.blakproperty.co.uk



12 Amyas Way, Northam, Bideford, Devon,
 EX39 1UT | Offers in the Region of £215,000

Situation: The property is situated only a short walk to the centre of the village of Northam and Torridge Pool which has a swimming pool and gym facilities.,Northam has good bus links and provides easy access to Bideford and Barnstaple. The village centre offers a good range of local shops, social pubs and cafes with further useful amenities and facilities such as a swimming pool and gyms. Situated around the central square is a post office, small convenience shop, newsagents, a range of takeaways, together with nearby library, health centre, junior school and golf club. Westward Ho! a coastal resort famed for its golden sandy 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.

The village enjoys easy access to the A39 and A361 (North Devon link road) which provides links to the larger regional centre of Barnstaple, the historic and regional centre of North Devon affording a more extensive range of commercial, educational and recreational facilities. Barnstaple also has a wider range of amenities including banks, schools, a theatre, a cinema, a leisure centre and restaurants, combining modern shopping amenities with a bustling market atmosphere. Popular sandy beaches of Westward Ho!, Instow, Saunton, Croyde and Woolacombe are within easy reach. The cathedral city of Exeter with its university, airport, inter-rail and motorway links is some 42 miles in distance

12 Amyas Way is a spacious 2 bedroom semi detached house which is tucked away on the edge of the development enjoying some estuary views.

From the front door, there is a useful porch area which in turn opens into the Living room and Kitchen/Breakfast Room.

Stairs rise to the first floor where there are 2 good size bedrooms, Bedroom one at the rear of the property enjoying the views, whilst bedroom 2 is located at the front of the property. Both bedrooms are served by a family bathroom.

To the rear of the property is a patio area with steps down to an area of lawn. There is also rear access into the garage. To the front of the property is driveway parking in front of the single garage.

Directions: From Bideford Quay proceed towards Northam passing the Durrant House Hotel on your right hand side. Take the right hand turning onto Churchill Way signposted Appledore. Take the third right hand turning by the Swimming Pool into Benson Drive. Follow the road as it bears left and take the right hand turning into Amyas Way. Approximately half way into the cul-de-sac, as the road starts to bear right, the property will be found ahead of you with a For Sale board clearly displayed.

Entrance Porch :

Living Room 14'7" (4.45m) x 12'8" (3.86m): A spacious living room with feature fireplace and stairsd leading to the first floor,

Kitchen 12'8" (3.86m) x 9'6" (2.9m) : A good size kitchen with space for a breakfast table. A range of matching units at base and eye level. Plumbing and space for a washing machine. A useful understairs cupboard together with patio doors leading to the rear garden.

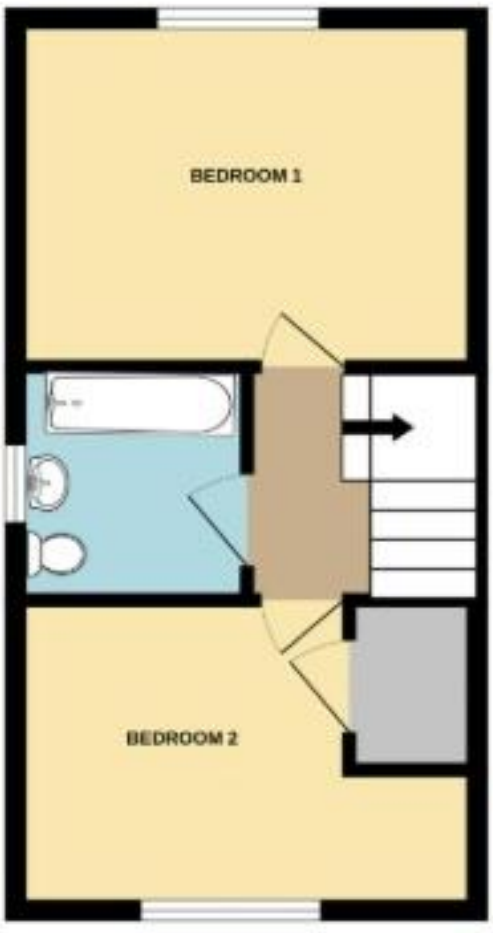
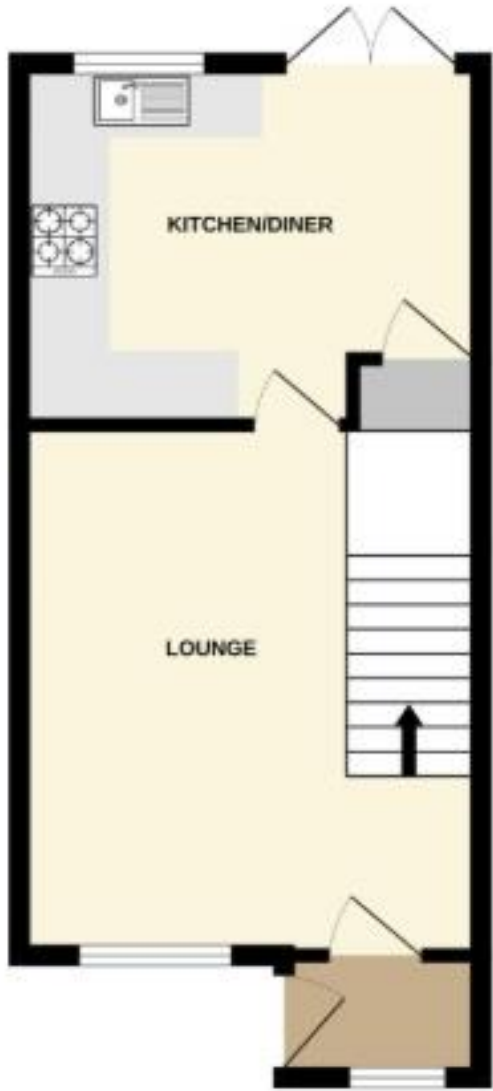
1st Floor Landing :

Bedroom 1 12'8" (3.86m) x 9'7" (2.92m): Located at the rear of the property enjoying views toward the Estuary and overlooking the rear garden.

Bedroom 2 12'8" (3.86m) x 8'9" (2.67m): Located at the front of the property with storage cupboard above the stairs housing the hot water cylinder,

Bathroom 6'5" (1.96m) x 6'4" (1.93m) : 3 piece bathroom suite comprising of a low level Wc, wash basin and panel bath with shower over.

Outside : To the rear of the property is full enclosed rear garden. From the patio doors, there is access to a patio area with steps leading down to an area of lawn. There is rear access from the garden into the garage.



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