



50 BAY VIEW ROAD,
NORTHAM, BIDEFORD, DEVON, EX39 1BH

GUIDE PRICE £650,000

No50 is a beautifully reinvented bungalow enjoying wonderful coastal views whilst being positioned on a generous plot, complimented by an established & attractive rear garden together with brick paved drive providing ample off road parking.

Having been extended and refurbished within the past 10 years, the bungalow is bright & airy throughout with coastal views enjoyed from the primary living areas and master bedroom. Powder coated windows adorn the property whilst the installation of bi-fold doors to the kitchen/diner and lounge create a near seamless connection with the rear garden.

Situated along the ever popular Bay View Road, a sweeping brick paved drive provides a welcoming approach and once inside, the spacious hall flows gently off to all rooms.

Beyond glazed doors awaits a comfortable triple aspect, bay fronted lounge with wood burner stove and bi-fold doors to the rear deck, enjoying the wonderful outlook.

The contemporary nature of the accommodation continues in the open plan kitchen again from which bi-fold doors marry the interior with the rear decking, creating an excellent space for outside dining & entertain.

The kitchen itself is well equipped with a modern range of cupboards & drawers whilst having built-in appliances of twin ovens, induction hob, dishwasher and larder style fridge & freezer together with instant hot & filtered cold water tap.

The master bedroom is well complimented by a walk-in wardrobe and en-suite shower room whilst also overlooking the garden with the coastal views in your eye line.





A further double bedroom and single room will be found overlooking the front of the property whilst a study provides a useful space for home working or hobbies. Conveniently positioned beyond the bedrooms is the utility, with useful storage and space for a washing machine.

Externally, the previously mentioned driveway is further complimented by an established front garden planted with a mature selection of flowering shrubs, bushes and small trees – subject to the relevant permissions, there may be scope to erect a garage or car port.

The rear garden is an oasis of colour, with lawned and stone chipped areas complimented by large flower/shrubs beds and borders together with a fine selection of trees, bushes and hedgerow borders. Additionally, there is a timber storage shed and timber framed greenhouse, each with the benefit of having power connected.

A fantastic, contemporary bungalow providing an excellent opportunity for those seeking a coastal lifestyle.

NEED TO KNOW

Services: All mains services are connected. Gas central heating. Heat exchange system in kitchen/dining room extension.

Energy Performance Certificate: TBC

Council Tax: Band D (£2,500.30 per annum)

What3Words: tuned.even.level





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