



TOTAL FLOOR AREA : 1701sq.ft. (158.0 sq.m.) approx.  
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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## Directions

From Bideford Quay (with the River Torridge on your right), head towards Northam. Continue straight across the Heywood Road roundabout, passing the Durrant House Hotel. Turn left into Chope Road, then take the first left into Tudor Close. Follow the road around to the right – the property is on your right-hand side.

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## 6 Tudor Close

Northam, Bideford, Devon EX39 3QD

Guide Price

**£450,000**

- No Chain – Available Immediately
- Four Bedrooms, Two Bathrooms (Master En-Suite)
- American Oak Floors & New Upstairs Carpet
- Double Garage & Parking For Multiple Vehicles
- Private Wrap-Around Enclosed Garden
- 4KW Solar Panels (2022) – EPC Rating C
- Walking Distance To Beach, Westward
- OPEN DAY Saturday 16th May 10am - 12pm

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## Room list:

### Entrance Hall

**Sitting Room**  
5.94 x 3.50 (19'5" x 11'5")

**Kitchen Dining Room**  
5.97 x 3.94 (maximum) (19'7" x 12'11" (maximum))

### Utility Room

### Ground Floor WC

### First Floor Landing

**Bedroom 1**  
3.99 x 3.58 (13'1" x 11'8")

### Ensuite

**Bedroom 2**  
3.50 x 2.97 (11'5" x 9'8")

**Bedroom 3**  
2.87 x 2.51 (9'4" x 8'2" )

**Bedroom 4**  
2.60 x 2.25 (8'6" x 7'4")

### Bathroom

**Double Garage**  
5.28 x 5.00 (17'3" x 16'4")

Nestled within a quiet cul-de-sac, just a short stroll from the beach and local amenities, this beautifully presented executive-style family home offers an exceptional blend of space, comfort, and convenience. Recently redecorated and carpeted throughout, the property is move-in ready and further benefits from energy-efficient solar panels.

A welcoming entrance hallway sets the tone for the home, providing access to a convenient downstairs WC, two generous storage cupboards, a bright and spacious living room featuring a gas fire and French doors opening onto the rear garden, and an impressive open-plan kitchen/diner. The kitchen/diner also enjoys French doors to the garden and flows seamlessly into a practical utility room, complete with a sink, storage cupboard, space for a washing machine, and direct external access.

To the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the private rear garden offers an ideal setting for both family life and entertaining, featuring lawned areas, patio seating spaces, and mature shrubs and trees, all fully enclosed to provide privacy and security.

To the front, a neatly maintained lawn is complemented by off-street parking for two vehicles, leading to a double garage with lighting, power, roof storage, and internal access to the rear garden.

Situated off one of Northam's most sought-after residential roads, this home offers tranquillity and privacy, yet is just a stone's throw from everything you need. The charming village of Northam features a great selection of amenities: a post office, mini supermarket, library, health and dental centres, primary school, pubs, and restaurants.

Just a short drive (or stroll) away is Westward Ho!, home to a 3-mile sandy beach, Northam Burrows Country Park, and the Royal North Devon Golf Club - England's oldest links course. The coastal path offers breathtaking cliffside walks, perfect for nature lovers and dog owners alike.

Nearby Bideford and Barnstaple provide even more shopping, schools, and services, with excellent transport links via the A361 and the Tarka Rail Line.

## Services

All mains connected

## Council Tax band

E

## EPC Rating

C

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on 01237 879797 Or outside of usual office hours contact Ed on 07772363674

