



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 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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## House with Panoramic Coastal Views

29 Bassetts Close, Northam, Bideford, EX39 1SZ

Offers In Excess Of

**£350,000**

- Modern Detached House
- Gas Central Heating
- Conservatory
- 3 Double Bedrooms
- Garage and Parking
- Superb Coastal Views.
- PVC Double Glazing
- Front and Rear Gardens
- No Onward Sales Chain!!

**Looking to sell? Let us  
value your property  
for free!**

**Call 01237 879797**

**or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)**

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## Overview

29 Bassetts Close is a modern detached house with generous sized two storey accommodation, which benefits from PVC double glazing and gas radiator central heating, being pleasantly set in this ever popular residential location, affording superb views from the rear over Northam Burrows, and out to sea beyond. Available to the market with no onward sales chain, the property is recommended by the selling agents to be ideally suited to provide a comfortable family residence - your early internal inspection is advised to avoid disappointment!!

Briefly the accommodation provides a warm and welcoming recessed entrance porch and entrance hall with a tiled floor with a useful ground floor WC off. To the front of the house is a lounge with a feature bay window and a gas fired woodburner style stove, whilst to the rear is a generous sized kitchen/diner, with ample storage, a fitted oven and hob, and appliance space, off of which is a useful utility room with plumbing for a washing machine. Off the dining area is a delightful conservatory, overlooking the rear garden, and boasting panoramic coastal views. To the first floor are 3 double bedrooms of good proportions, with bedroom 1 enjoying superb views across Northam Burrows and over Barnstaple and Bideford Bay and beyond!! Additionally, there is a family bathroom fitted with a four piece suite.

Northam is a very popular Torridgeside village offering many of everyday requirements including a range of shops, village inns, medical facilities, places of worship, primary schooling, and access to the delightful Northam Burrows. Nearby, approximately 5 minutes driving distance away, is the working port and market town of Bideford, set on the banks of the River Torridge, and houses a wider selection of everyday amenities, along with schooling for all ages. Nearby is the former fishing village of Appledore, with its quaint narrow streets and quayside, whilst the coastal village of Westward Ho! with its long sandy beach is close at hand. Barnstaple, North Devons Regional Centre, housing the areas main shopping business and commercial venues, is approximately 25 minutes driving distance away.

**Services**  
Mains Services Available

**Council Tax band**  
C

**EPC Rating -** TBA

**Tenure**  
Freehold

**Viewings**  
Strictly by appointment with the  
Phillips, Smith & Dunn Bideford  
branch on  
01237 879797



## Outside

To the front of the property is a lawned garden with mature borders. A tarmacadam driveway providing parking space leads to the attached SINGLE GARAGE 17'3" x 9'2" with up and over door, power and lighting, eaves storage, and a personal door to the rear. A wooden side pedestrian gate leads to the fully enclosed level rear garden, with paved pathways, a lawn with mature borders, along with an external tap.



## Room list:

**Entrance Porch and Hall**

**Ground Floor WC**

**Living Room**  
5.28m maximum x 3.78m maximum  
(17'4" maximum x 12'5 maximum)

**Conservatory**  
3.05m x 2.82m (10' x 9'3")

**Kitchen/Diner**  
5.18m maximum x 4.37m maximum  
(17' maximum x 14'4" maximum)

**Utility**  
2.13m x 1.47m (7' x 4'10")

**Bedroom 1**  
3.35m x 2.87m (11' x 9'5")

**Bedroom 2**  
3.81m x 3.56m maximum (12'6 x 11'8" maximum)

**Bedroom 3**  
2.90m x 2.26m (9'6" x 7'5")

**Bathroom**