



9 St. Teresas Court, Northam, Bideford, Devon, EX39 1EX

Guide Price £290,000

- No Chain
- Popular Residential Location
- Garage En Block
- Immaculate
- Benefitting From Cavity Wall & Roof Insulation
- Distant Sea Views From The Garden
- Tucked Away Position
- Semi Detached
- Established Gardens

9 St. Teresas Court, Northam

Morris and Bott are delighted to offer this superb two bedroom bungalow, situated in a much sought after, convenient, yet tucked away position in Northam. The property benefits from two double bedrooms, bathroom, well fitted kitchen and a spacious lounge which opens up onto the delightful well established, beautiful gardens, benefitting from coastal views. Early internal viewing is recommended to appreciate this charming, immaculate Bungalow. Available with no ongoing chain.



Council Tax Band: B



Hall

Welcomes you into the property.

Kitchen/Breakfast Room

12'5" x 9'0"

Fitted with a range of matching floor and eye level units with fitted sink and drainer, oven and space under counter fridge.

Utility

7'3" x 3'11"

With access out into the rear garden. Equipped with worktop and plumbing for a washing machine.

Lounge

15'4" x 11'9"

The generously proportioned lounge has a light and airy feel with feature fireplace, with an electric fire inset. Delightful views are enjoyed out onto the established rear garden via the French doors.

Bedroom 1

11'10" x 10'9"

Double bedroom benefitting from views across the garden.

Bedroom 2

12'6" x 7'10"

Another good sized double bedroom with views overlooking the communal well maintained lawn and gardens.

Bathroom

8'5" x 5'7"

Fitted with a bath, low level WC and wash hand basin.

Outside

The property is approached to the front via a pedestrian access where there is a delightful communal garden. To the rear of the property you will find well established, beautiful gardens, benefitting from coastal views from the top. The garden also has a handy rear gate offering access onto Mondeville Way.

Garage En Block

15'4" x 8'5"

Located a short walk from the property, accessed via an up and over door. No electric or lighting fitted.

Services

Gas fired central heating with combination boiler, all mains connected.

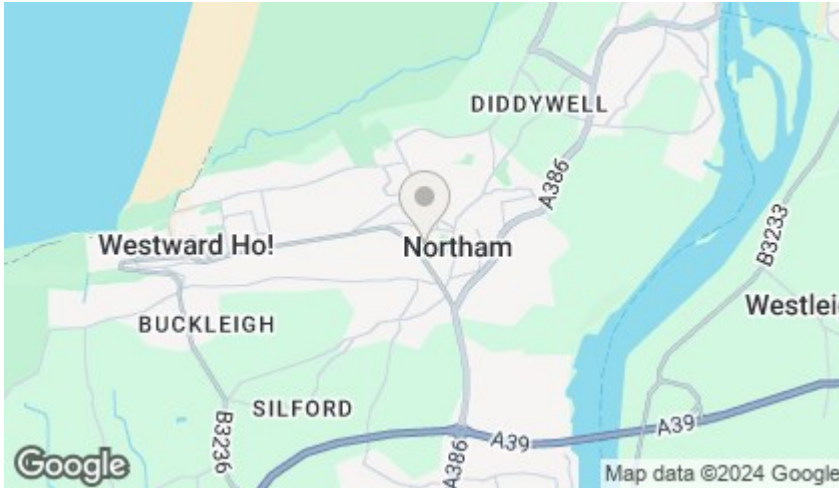
Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



Directions

From our office in Bideford proceed towards Northam passing Morrisons supermarket on your right hand side and continue until reaching the Heywood Road roundabout. Continue straight across the roundabout following signs for Northam, Westward Ho! and Appledore passing the Durrant House Hotel on your right hand side. Take right hand turn at the top of the hill into Fore St and follow the road down the hill into Northam Square. At the bottom, bear left into Tower Street and continue into Lakenham Hill. Take the first left into St Teresa's Court.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(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 