

Regency

ESTATE AGENTS



42 CROSS STREET, NORTHAM, EX39 1BX

O.I.R.O £195,000

A cosy 2 bedroom terraced cottage that has undergone a complete makeover to create a beautiful home or holiday lock up. Situated in the heart of Northam just a short walk from local amenities and walking distance to Appledore & Westward Ho! This home is one not to be missed!

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Conveniently located in the heart of Northam, this cosy cottage offers an idyllic home with all amenities on your doorstep whilst being a short walk from Westward Ho! & Appledore, attractive for their waterfront positions with popular local restaurants & shops.

On entering the property, a cosy lounge boasts a feature log burner and original beams and oodles of character.

The kitchen is to the rear of the property having undergone a facelift to create a modern feel, comprising a selection of wall & base level units, electric oven, hob and space for a washing machine & low level fridge freezer.

Nestled in between is the modern shower room, comprising a corner shower enclosure, WC, wash basin & heated towel rail.

Stairs rise to the first floor to the 2 bedrooms, with the main bedroom to the front being deceptively spacious whilst boasting a feature fireplace and built in wardrobes.

Outside, to the rear an enclosed rear courtyard offers an easy maintenance space with a paved patio, easily brightened up with potted plants, but the perfect hideaway to relax in the evening sun.

Parking: Parking nearby is available in the form of on street parking, on a first come first serve basis.

Agents Note: The property has recently had a new roof as a part of the renovation.

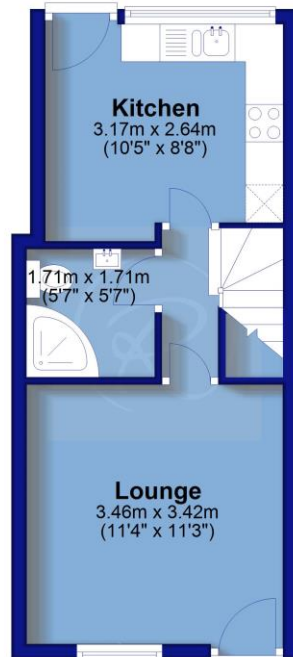
Services: All mains services are connected
Energy Performance Certificate: C (70)

Council Tax: TBC (All neighbouring properties are a BAND B)



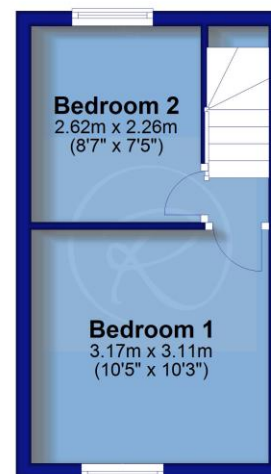
Ground Floor

Approx. 27.5 sq. metres (296.2 sq. feet)



First Floor

Approx. 18.5 sq. metres (199.2 sq. feet)



Total area: approx. 46.0 sq. metres (495.4 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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