



**1 CASTLE STREET, NORTHAM, EX39 1AT**

**£190,000**

A quaint 19th century 2 bedroom cottage in the Ancient Manor of Northam, perfectly positioned within walking distance to Northam Burrows, Appledore & Westward Ho! whilst having all local amenities conveniently on your doorstep. Boasting an open plan layout and an enclosed rear courtyard.

Situated in the Ancient Manor of Northam, No.1 is found at the entrance of a charming street of 19<sup>th</sup> Century cottages just a stones throw away from Northam Square and all local amenities including a dentist, doctors surgery, village store & hairdressers.

Stepping inside this quaint cottage, you are welcomed by the cosy living room boasting a cute log burner and stone feature fireplace, perfect to snuggle up in front of after a walk on Northam Burrows.

The dining area steps up from the living room, opening directly into the modernized kitchen which is bathed with light from the rear courtyard. The kitchen comprises a good array a modern base & wall level units, electric double oven and space for a washing machine & fridge freezer.

Stairs lead to the first floor where there are 2 bedrooms, with the main comfortably holding a double bed with space for wardrobes and storage, whilst the second is a single with a built in cupboard.

The shower room is modern with floor to ceiling white tiles, comprising a corner shower enclosure, WC & wash basin.

Externally, to the rear of the cottage is an enclosed rear courtyard presented with beautiful hanging baskets, the perfect spot to enjoy the sun in the afternoon.

**Location:** No.1 Castle Street is just a 20 minute walk away from North Burrows & the long sandy beach at Westward Ho!, whilst Appledore is also within a walkable distance, boasting a fantastic array of eateries, public Houses and the renowned Hocking Ice Cream van, a must if you are visiting the area.

**Services:** All mains services are connected

**Energy Performance Certificate:** D (67)

**Council Tax:** BAND A (£1,590.47 per annum)



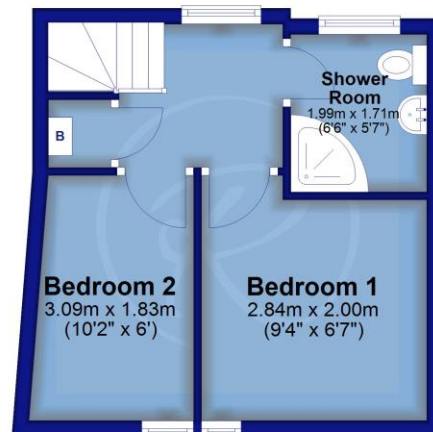
### Ground Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



### First Floor

Approx. 23.9 sq. metres (257.7 sq. feet)



Total area: approx. 49.6 sq. metres (534.2 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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