



30 NORTH STREET, NORTHAM, EX39 1DH

O.I.R.O £280,000

A 3 bedroom detached house conveniently located within walking distance of the village amenities and offering well maintained accommodation including 2 reception rooms and conservatory together with the benefit of gas central heating & uPVC double glazing, low maintenance garden and garage.

30 North Street will be found in good order throughout having been a well loved family home for the past 40 years. Situated in a convenient location, many of Northam's amenities are within walking distance together with nearby access to the bus route.

The well presented accommodation is decorated in neutral tones throughout with manageable floor coverings and to the ground floor, offers 2 comfortable reception rooms, each with feature fireplaces, together with a conservatory and modern kitchen, including built-in appliances of electric oven & hob, dishwasher and refrigerator.

From the first floor landing, doors lead off to each of the 3 bedrooms, 2 being double rooms with built-in wardrobes. Completing the first floor is an accessible shower room with white sanitary wear and chrome fittings.

To the outside the rear garden has been landscaped for ease of maintenance, including patio area, raised beds and a selection of mature trees & shrubs whilst the garage is fitted with an electric roller door and will accommodate a single car.

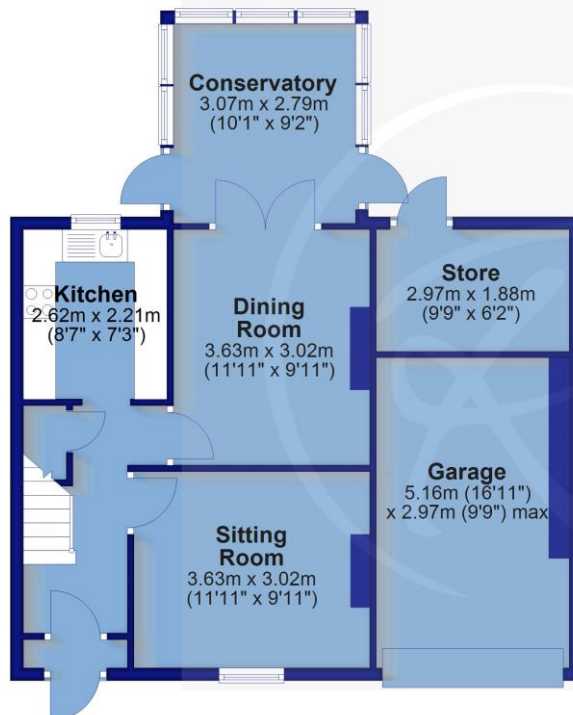
A warm, welcoming home, ready for immediate occupation whilst also having potential for those looking to create contemporary open plan living.

Services: All mains services are connected
Energy Performance Certificate: D (58)
Council Tax: BAND B (£1,855.55 per annum)



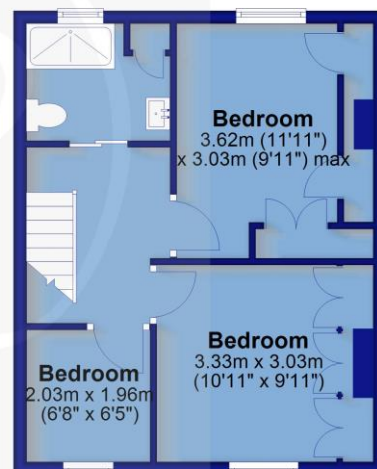
Ground Floor

Approx. 69.3 sq. metres (745.5 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.6 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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