



30 North Street
Northam, Bideford, Devon EX39 1DH

Guide Price: £325,000

An extremely well positioned detached three-bedroom period family house with garage, garden and attractive conservatory extension.

Accommodation briefly comprises; front sitting room, rear living/dining room, conservatory, well equipped and integrated modern kitchen, two generous bedrooms (both with fitted wardrobes) and a large single bedroom plus bathroom currently converted to a modern wet room. There is a small driveway and a very vehicle-friendly garage with electric roller door, electric and water supply. The property benefits from mature garden that wraps around the rear of the house with areas to sit and enjoy the sheltered, southerly facing aspect. The house includes gas central heating, double glazing and modern facilities including full burglar and fire alarm system.



Location: This detached house is in the heart of the village neighbouring other attractive period properties and only yards away from the local leisure centre and good dog walking grounds. The village of Northam which benefits from a good range of shops catering for day-to-day needs, library, Junior School, Health and Dental Centres and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and Westward Ho! with its long sandy beaches and championship Golf Course. A regular bus service provides access to the port and market town of Bideford, approximately 2 miles distant.

Ground Floor

Sitting Room

3.04m x 3.61m (9'11 x 11'10)

Living/Dining Room

3.60m x 3.00m (11'9 x 9'10)

Kitchen

2.62m x 2.21m (8'7 x 7'3)

Conservatory

3.11m x 2.76m (10'2 x 9'0)

First Floor

Bedroom 1

3.61m x 3.00m (11'10 x 9'10)

Bedroom 2

3.01m x 2.74m (9'10 x 9'0)

Bedroom 3

2.05m x 1.96m (6'8 x 8'4)

Bathroom (Wet room)

1.83m x 2.25m (6'0 x 7'4)

Outside: To the rear of the property is an enclosed courtyard style garden which is well stocked with several mature trees and plants – a charming and sunny space with access directly from the lovely conservatory. There is also a useful garden store.

Garage

5.13m x 2.94m (16'9 x 9'7)

Services: All mains' services are connected including gas central heating with modern gas boiler.

Council Tax Band: C

EPC:D

Directions: From Bideford Quay head towards Heywood Road roundabout, take the 2nd exit towards Appledore. Continue along road, go past the turning to Appledore and take the next turning on your right into Fore Street, after a short distance turn right again into Cross Street and proceed to the end. Proceed taking a slight left turn into North East Street which meets North Street within a few yards. Number 30 will be found on the bend on the right-hand side.





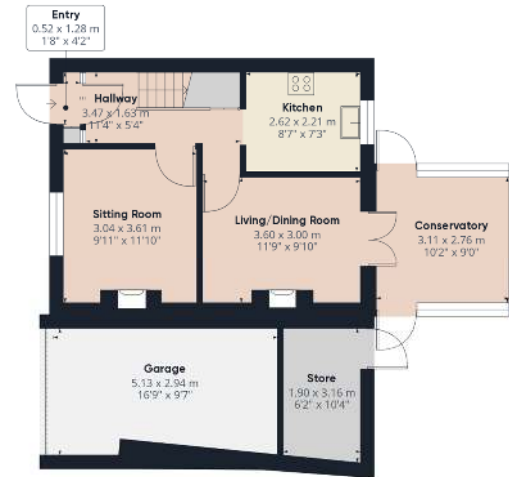
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Approximate total area⁽¹⁾
97.9 m²
1053.79 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at the point of sale and we would ask for your co-operation in order that there will be no delay in progressing a sale. Proof of funding will also be required once an offer has been accepted.

