



1 Springfield Terrace  
Northam, Bideford, Devon EX39 1DN

Price Guide: £275,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS



A charming mid terraced home situated within the popular village of Northam, this 2/3-bedroom property is beautifully presented throughout and has an abundance of character, natural light and space.

The accommodation briefly comprises of a good-sized living room and accompanying fireplace, a large well-equipped kitchen diner space and pantry connecting a handy utility space and downstairs WC. There is a sun room that opens towards the attractive low maintenance rear garden and workshop (a superb outdoor family space).

The main bedroom boasts a commanding size with views towards the sea with another characterful fireplace. Across the landing, there is another generous bedroom which sits next to the impressive and fully renovated bathroom, with a bath tub and separate shower space. This property also benefits from a large attic room – used as a very spacious bedroom currently, which showcases the property's excellent sea views.

The village of Northam benefits from a good range of shops catering for day to day needs, library, Infant & Junior Schools, Health and Dental Centres, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas. Nearby is 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.

**Outside:** To the rear of the property is a private garden, laid with AstroTurf for a low maintenance and sunny space. Connecting the garden to the property is a Sun Room currently used for storage and at the end of the garden, a large storage workshop can be found equipped with power & lighting.

**Services:** Mains electricity, water and drainage. Gas central heating system.

**Tenure:** Freehold.

**Energy Performance Certificate:** tbc

**Council Tax Banding:** B

**Directions:** From Bideford Quay, proceed in the direction of Northam and Westward Ho! and pass straight over the Heywood roundabout. After a short distance take the right hand turning signposted Northam. Proceed down through the village square and bear right into Sandymere Road then immediately right into Diddywell Road. This property can be found on the right-hand side on the corner of Springfield Crescent.





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**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.

These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that the contents shown are included in the sale.



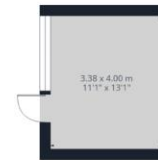
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

114.1 m<sup>2</sup>  
1228 ft<sup>2</sup>

Reduced headroom

4.8 m<sup>2</sup>  
51 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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.

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