



59 CROSS STREET
NORTHAM, BIDEFORD, DEVON, EX39 1BX

£250,000

59 Cross Street, Northam is an appealing end-terraced home, conveniently situated within a quiet no-through road in the centre of this popular village, offering well-balanced accommodation, a generous garden, and easy access to a wide range of local amenities.

The ground floor provides flexible and well-planned living space. A separate lounge offers a comfortable retreat, while the dining room connects seamlessly with both the kitchen and the sun room, creating a natural flow ideal for modern living and entertaining. The sun room enjoys a pleasant outlook over the rear garden and provides direct access outside. The kitchen is well-equipped, offering ample storage and workspace.

The property is offered in good order throughout, having undergone a course of tasteful redecoration during Spring 2026, allowing prospective purchasers to move straight in with minimal fuss.

To the first floor are three comfortably sized bedrooms together with a bijou yet modern bathroom, neatly appointed and well presented.

Further benefits include uPVC double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

Outside, the rear garden is a particularly attractive feature. Fully enclosed and generous in size, it offers a level lawn, established flower beds, and some bordering trees which enhance privacy. Three seating areas provide ideal spaces for relaxing or entertaining, while a useful wash room with plumbing and WC adds further practicality.





LOCATION

Cross Street is a quiet no-through road located in the centre of Northam. On-road parking is available on a first-come, first-served basis, with a public car park just moments away off Windmill Lane.

The Torridge Leisure Centre, with pool and fitness facilities are within a very short walk, along with everyday amenities including a mini supermarket, newsagent, independent coffee shop, and three public houses, including Northam's latest addition, The Crowbar.

The property is also well placed for access to the nearby coastal village of Westward Ho! and the historic fishing and maritime village of Appledore, both within similar and convenient distances. A regular bus service operates nearby, providing easy connections to surrounding areas and further afield.

A well-located and well-presented home offering comfortable accommodation, a generous garden, and excellent convenience to both village amenities and nearby coastal destinations.

NEED TO KNOW

Services: All mains services are connected.

Energy Performance Certificate (EPC): C (74)

Council Tax: Band B (£2,036.41 per annum)

What3Words: deaf.heads.audit





24 The Quay | Bideford | Devon | EX39 2EZ



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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