



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



A spacious & well presented ground floor 2 bedroom apartment with the advantage of a private patio are set within a superb location benefiting from countryside views, Garden and Parking Space. No Onward Going Chain.

**BLAK**  
PROPERTY

BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
**Sales** 01237 423888 **Lettings** 01237 471855  
**Email** bideford@blakproperty.co.uk  
**Website** www.blakproperty.co.uk



14 Carnegie North, Northam, Bideford, Devon,  
 EX39 3QH | £179,950

No14 is conveniently located on the ground floor and is on the end of the block allowing easy access to the car park and to the patio at the rear.

There is a useful entrance porch which opens up into the living room with access to the kitchen. To the rear of the property are the two bedrooms, both of which are doubles and both have the advantage of built in wardrobes.

There is a parking space within the car park and the property has the advantage of a designated patio area at the rear of the property.

The property is situated within easy level walking distance of Northam village centre which offers everyday amenities and facilities as well as a doctors and dentist surgery. The property also benefits from countryside views to the front elevation.

Northam is located well to take advantage of many nearby towns and villages. The village of Westward Ho! is approximately 1 mile distance which is well known for its long sandy beach and pebble ridge as well as Northam Burrows being the home of the Royal North Devon Championship Golf Course. The town centre of Bideford is approximately two miles distance and has a further comprehensive range of shopping facilities and amenities. There are other numerous places of interest nearby including the fishing villages of Appledore and Instow, Instow having excellent yachting and boating facilities. The regional centre of Barnstaple is approximately ten miles distance with easy access to the North Devon Link Road giving access to the M5 at Junction 27.

**Directions:** From Bideford Quay proceed towards Northam going straight across Heywood Road Roundabout at the New Bridge and then continuing past the Durrant House Hotel into the dip and then taking the next turning on the right signposted to Appledore. Literally after you have taking this right turn, turn immediate right again into Cleavelands Park. Proceed for approximately 200 yards to where you will see a left hand turn into Carnegie. There is ample parking within Carnegie. Carnegie North is the right block of apartments with number 14 being the first on the right as you walk up the steps.

**Entrance Porch :**

**Living Room 18'6" (5.64m) x 11'0" (3.35m):** A bright and spacious room with space for a dining room table.

**Kitchen 10'5" (3.18m) x 7'1" (2.16m) :** A range of matching units at both base and eye level with integrated single oven and electric hob, space for a washing machine and space for an upright fridge/freezer.

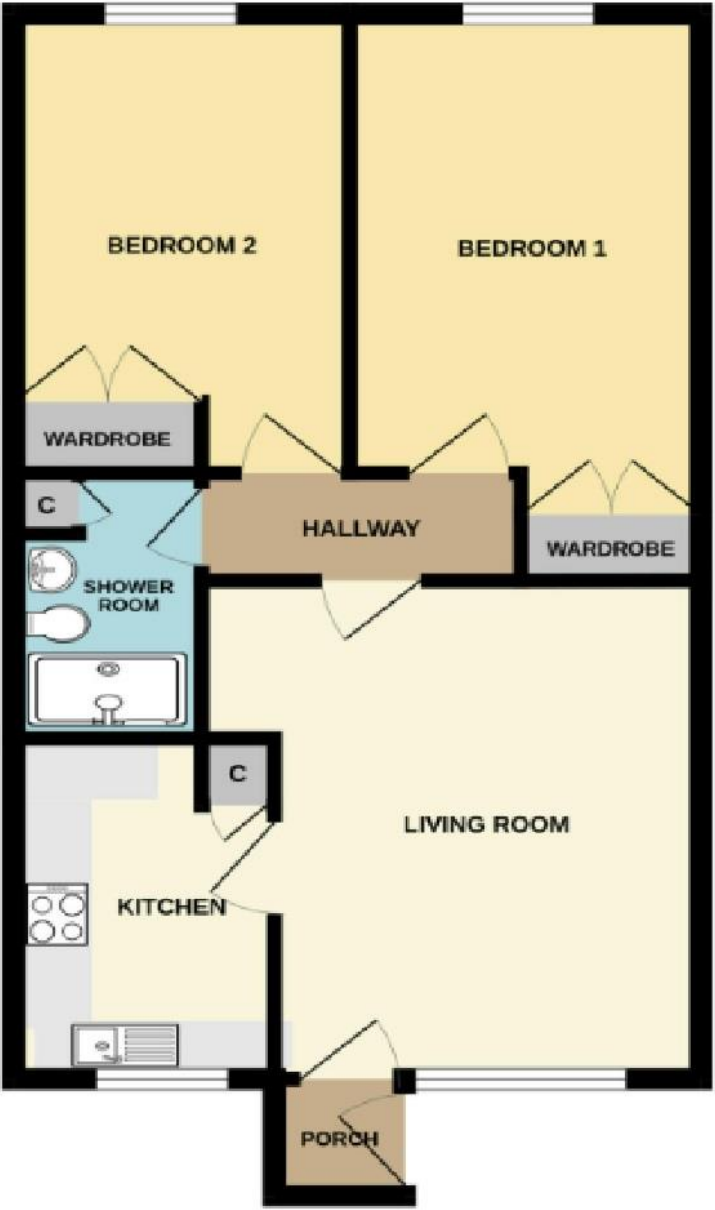
**Bedroom 1 13'8" (4.17m) x 9'4" (2.84m) :** Located at the rear of the property and overlooking the patio area. The room has the advantage of built in wardrobes.

**Bedroom 2 12'5" (3.78m) x 8'9" (2.67m):** A double room located at the rear of the property with a built in wardrobe.

**Bathroom 10'4" (3.15m) x 5'9" (1.75m):** A 3 piece bathroom suite comprising of a low level WC, wash basin together with large shower enclosure with aquaboarding. Cupboard housing the hot water cylinder.

**Outside:** To the front of the property is an area of patio whilst to the rear is a further area of patio for this apartment.

**Lease Details :** The 999 year lease started on the 5th October 1978. The Current Service Charge and Ground rent is approximately £550 PA



THE PROPERTY MISDESCRIPTIONS ACT 1991: Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998: Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.