



## 1 Grenville Terrace, Northam, Bideford, Devon, EX39 1DE

Guide Price £279,950

- Superb Coastal Views
- Good Size Enclosed Rear Garden
- Modern Kitchen
- Decked Balcony With Stunning Views
- Potential for Extension Into The Loft
- Convenient Village Position
- Well Proportioned Accommodation
- Attractive Lounge with Open Fire
- Versatile Cellar Space

# 1 Grenville Terrace, Northam

1 Grenville Terrace occupies an elevated position just a stone's throw from the popular village of Northam and boasts tremendous coastal views over the iconic pebble ridge and out to sea. The well-planned accommodation is arranged over 2 floors and briefly comprises two good size bedrooms and a modern 4-piece bathroom suite on the first floor. The ground floor offers a contemporary fitted kitchen, with ample space for a dining table, that leads out to a decked balcony with superb views. To the front of the property is a lounge with open fire. The home benefits from a good size enclosed garden and cellar that is currently being utilised as a home office and storage. This property is sure to appeal and an early internal viewing is advised to really appreciate what the property has to offer.



Council Tax Band: B



## Entrance Hall

This deceptively spacious hall way welcomes you into the home.

## Kitchen/Dining Room

17'1" x 11'5"

Fitted with a range of matching hand and eye level units with built in under counter freezer, electric oven and gas hob with extractor over. Space and plumbing for a dishwasher, with plumbing for a washing machine located in the utility area just off of the kitchen. The kitchen/diner also benefits from sea views which are enjoyed through French doors that lead seamlessly out onto a decked area.

## Lounge

11'5" x 11'4"

This delightful lounge boasts a large bay window found to the front of the property and making the most of the south facing aspect, that allows light to flood the room. Its attractive open fireplace offers a real focal point for the room and make this an idyllic space all year round.

## WC

Fitted with low level WC and wash hand basin.

## First Floor

### Bedroom 1

11'8" x 11'5"

A generously proportioned double bedroom situated to the front of the property with feature fireplace and a bright south facing aspect.

### Bedroom 2

11'5" x 8'11"

Further good size bedroom with stunning far reaching views over the village and out to sea.

### Family Bathroom

7'9" x 6'8"

Fitted with a modern four piece white suite, comprising a freestanding bath, corner shower, low level WC and wash hand basin.

### Cellar/Home Office

20'3" x 11'5" (max)

A good size room with light and power connected, currently used as a home office and for storage.

### Outside

To the front of the property is a gated manageable garden with side access leading to the rear of the property. The good-sized rear garden is fully enclosed and is laid mostly to lawn with shrub borders. A delightful, sheltered area can be found under the decking featuring outside power points perfect for a hot tub/electric BBQ. This area also offers access into the cellar.

### Servies

All mains services connected. Gas central heating.

### Viewings

Viewings by appointment only through Morris and Bott, Grenville Wharf, 6a The Quay, Bideford, EX39 2HW. Tel: 01237 459998.



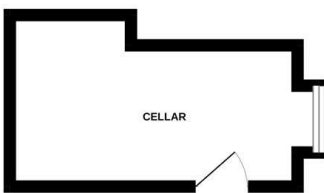
## Directions

From Bideford proceed North towards Heywood Road roundabout and at the roundabout proceed straight ahead towards Northam. Continue on this road passing the Durrant Hotel on the right and take the next right into Churchill Way towards Appledore. Following this road without deviation passing the swimming pool on the right dropping down the hill slightly finding Grenville Terrace on your left hand side.

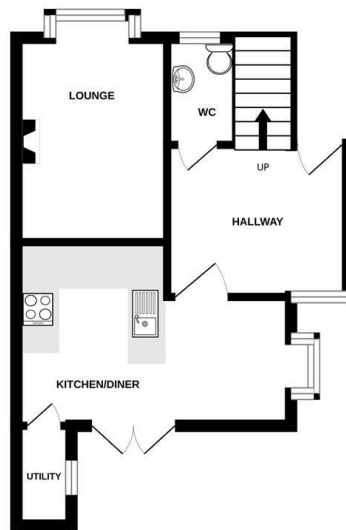


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

BASEMENT



GROUND FLOOR



1ST FLOOR

