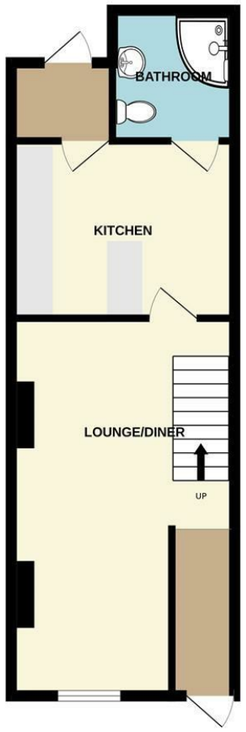
PhillipsSmith&Dunn
Buy. Sell. Let.
We value your property

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.

TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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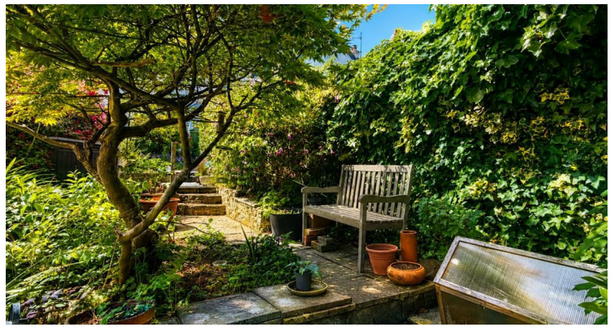
Directions

From Bideford Quay, head north out of the town. At Heywood Roundabout, proceed straight across. Pass the Durrant House Hotel on your right and continue past the yellow speed camera on your left. Turn right towards Appledore on Churchill Way, turn left into North Street where number 31 is located a short distance on the right hand side.

Looking to sell? Let us value your property for free!

Call 01237 879797

or email bideford@phillipsland.com



31 North Street

Northam, Bideford Devon EX39 1DH

Offers In Excess Of

£200,000

- 3 Bedroom Cottage
- Deceptively Spacious
- Scope For Parking
- Walking Distance To Amenities
- Tremendous Sea Views
- MUST BE VIEWED!

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.
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Situated in the highly sought-after village of Northam, this three-bedroom cottage offers a wonderful opportunity to acquire a characterful home with generous gardens, stunning coastal views and excellent scope for further enhancement.

The accommodation is both spacious and versatile, comprising a large welcoming reception room, a kitchen/breakfast room, and a well-proportioned family bathroom on the ground floor.

Upstairs, there are three bedrooms, with Bedrooms Two and Three enjoying truly breath-taking views across the coastline, taking in Lundy Island, Saunton Sands and the sparkling waters of Bideford Bay.

Outside, the property is complemented by extensive gardens that provide a wonderful setting for outdoor entertaining, gardening enthusiasts or simply relaxing whilst enjoying the far-reaching sea views. The elevated position allows for panoramic vistas stretching across the North Devon coastline and surrounding countryside.

Northam is one of North Devon's most desirable coastal communities, offering an excellent range of everyday amenities including shops, cafés, public houses, schooling and healthcare facilities. The village enjoys a strong sense of community and is ideally positioned between the historic port town of Bideford and the popular coastal resort of Westward Ho!.

The nearby beach at Westward Ho! is renowned for its golden sands, surfing opportunities and access to the South West Coast Path, while Northam Burrows Country Park provides miles of scenic walks and open space. The neighbouring town of Bideford offers a wider range of shopping, leisure and dining facilities, together with excellent transport links connecting the area to the rest of Devon and beyond.

Combining character, potential and some of the finest coastal views in North Devon, this charming cottage presents a rare opportunity to create a truly special home.

Room list:

Lounge
3.15m x 2.72m
(10'4" x 8'11")

Dining Room
3.07m x 3.30m
(10'0" x 10'9")

Kitchen
4.34m x 2.34m

Bathroom

First Floor Landing

Bedroom 1
3.96m x 2.87m
(12'11" x 9'4")

Bedroom 2
3.15m x 2.13m
(10'4" x 6'11")

Bedroom 3
2.13m x 2.25 (6'11" x 7'4")

Services
All mains connected. Gas central heating.

Council Tax band
B

EPC Rating
D

Tenure
Freehold

Viewings
Strictly by appointment with the Phillips, Smith & Dunn Bideford branch on
01237 879797