



9 Lenards Road  
Northam, Bideford, Devon EX39 1AS

Price Guide £275,000

**HARDING & CO**  
ESTATE AGENTS & VALUERS

A charming Grade II listed, 3 bedroom, 3 storey terraced home within the popular village of Northam, with a sunny south facing private rear garden and fabulous garden/office room with wc.

This large property offers plenty of living space such as a well fitted and sunny kitchen which connects to the cosy lounge with a feature log burner. The dining room at the front of the property also allows access to the property's first floor spacious bedrooms and family bathroom with a further bedroom and storage on its top floor.

This property benefits from no chain.

The village of Northam which benefits from a good range of shops catering for day to day needs, library, Junior School, Health and Dental Centre, Leisure Centre and the Burrows Country Park offers many attractive walks and stunning vistas together with Visitor's Centre. Northam is situated between Appledore, famous for its pretty winding streets and Quayside overlooking the Estuary across to Instow, with its restaurants and public houses and 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, where a wide range of amenities and recreational facilities can be found. The A39 North Devon Link Road provides access to the regional centre of Barnstaple and Cornwall.

**Outside:** The property has a wonderful south facing lawned rear garden, with a useful garden room, equipped with a cloakroom, plenty of storage and power – perfect for working from home or simply using to relax in.

Parking for the property is located outside the front where on street parking is available. Additional parking is also available within the adjoining streets.

**Services:** All main services connected.

**Energy Performance Certificate:** E

**Council Tax Banding:** B

**Directions:** From Bideford Quay proceed towards Northam. Follow the signposts into the village and upon entering Fore Street take the right hand turning onto Lenards Road. Number 9 will be situated on your right hand side.





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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.

