



17 Fore Street, Northam, Bideford, EX39 1AW

Price Guide £175,000

- Commercial/Residential opportunity
- Central village location
- Scope for alternative uses, subject to consent
- Ideal Investment opportunity
- Spacious three-bedroom flat
- Useful rear storage rooms
- Rear courtyard area
- No chain!

17 Fore Street, Bideford EX39 1AW

Located in the centre of Northam, this mixed-use property comprises a ground-floor shop with a spacious three-bedroom flat above. It offers a practical opportunity for buyers seeking both commercial and residential accommodation. The flat includes three well-proportioned bedrooms and is conveniently placed for local shops, services and village amenities. To the rear is a generously sized courtyard garden, providing useful private outdoor space for relaxing or entertaining. Offered with no onward chain, the property may suit investors, business owners or buyers looking for a home with commercial premises below.



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Council Tax Band: A



Location

Fore Street is situated in the centre of Northam, a well-established village close to Bideford and the North Devon coast. The village offers a good range of everyday amenities, including local shops, cafés, public houses, a post office, health and dental services. Regular bus services connect Northam with nearby towns and coastal villages. The popular seaside resort of Westward Ho!, known for its long sandy beach and adjoining Royal North Devon Golf Club, is within easy reach. The nearby fishing village of Appledore offers a selection of independent shops, galleries, cafés and restaurants, while the historic market town of Bideford provides a broader range of shopping, schooling and leisure facilities. Northam is also conveniently placed for access to the A39, providing road connections towards Barnstaple, Bude and the wider North Devon and North Cornwall areas. From Barnstaple, the A361 offers onward links towards Tiverton and the M5 motorway. The surrounding area provides a variety of coastal walks, countryside routes and outdoor activities, making Northam a practical base for enjoying both village life and the wider region.

Ground Floor

Shop

The ground-floor commercial premises are currently operated as a barber shop and provide a practical retail or business space in a central location. The main shop area benefits from a street-facing frontage, with additional storage rooms positioned to the rear. While presently arranged for barbering, the premises could suit a range of alternative retail, office or service-based uses, subject to any necessary planning permissions or consents. The flexible accommodation may appeal to

owner-occupiers or investors seeking commercial premises with useful ancillary storage.

Outside

To the rear of the property benefits from a generously sized, enclosed courtyard providing useful private outdoor space. The area offers scope for seating, outdoor dining or general use and could be adapted to suit the needs of the new owner. The courtyard also provides direct external access to the rear storage rooms serving the commercial premises, allowing convenient access without passing through the main shop.

First Floor

Lounge

Kitchen

Bathroom

Second Floor

Bedroom One

Bedroom Two

Bedroom Three

Services

All mains services connected, gas fired central heating.



Directions

From Bideford Quay, proceed in the direction of Northam and Westward Ho!, following the signs for Northam. Continue into the village and take the turning towards Northam Square. Just before the square No. 17 will be found on the right-hand side.



Viewings

Viewings by arrangement only. Call 01237 459 998 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

