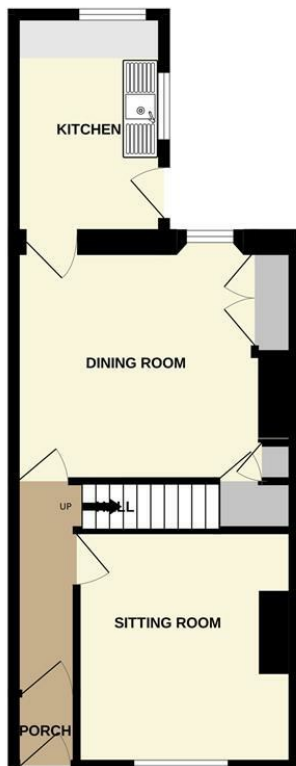


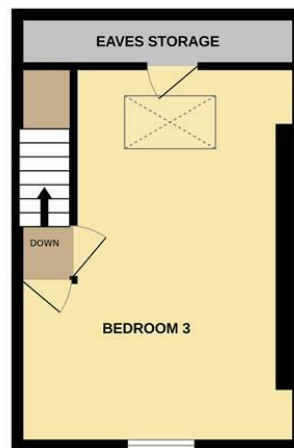
GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq.ft. (106.9 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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Requires Total Modernisation & Improvement
9, Kimberly Terrace, Northam, Bideford, EX39 1NN.

Offers In Excess Of

£140,000

- For Sale By Public Auction
- Needs Updating Throughout
- Tremendous Potential
- 3 Bedrooms, Bathroom
- 2 Reception Rooms, Kitchen
- Good Size Rear Garden
- Garage Workshop and Parking
- Amazing Coastal To Lundy!!
- Excellent Opportunity

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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Our company registration number is 04753854 and we are registered in England and Wales.

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

Call 01237 879797

or email bideford@phillipsland.com



FOR SALE by PUBLIC AUCTION at 3pm on FRIDAY 11th September 2026 at THE PORTMORE GOLF CLUB, LANDKEY ROAD, BARNSTAPLE. EX32 9LB

This is an excellent and rare opportunity to acquire a 3 bedroom mid terraced home which requires total modernisation and improvement. There is tremendous potential here to turn this into a comfortable and spacious family home. Although there is work to be undertaken, it allows the next owner to place their own mark and taste on the house. The rooms are spacious and is arranged over 3 floors. There is a good size rear garden which is ready for cultivation and with some timber out houses there is the distinct advantage of a garage and parking. Northam is a highly popular village offering many everyday amenities and access to the delightful Northam Burrows. Bideford, situated close by & offers a wider selection of amenities & schools. Westward Ho!, with its long sandy beach, is within easy reach and accessible via a level walk. Barnstaple, North Devon's regional centre, offering the area's main shopping, business, and commercial facilities, is approximately 25 minutes' drive away.

METHOD OF SALE;
The property is to be sold by PUBLIC AUCTION (Unless sold before) at 3pm on FRIDAY 11th September 2026 at THE PORTMORE GOLF CLUB, LANDKEY ROAD, BARNSTAPLE. EX32 9LB

PRICE GUIDE;
The price guide is an indication of the seller's minimum expectation. These are not necessarily the figure at which the property will sell and may change at any time prior to the auction.

RESERVE;
Each property is offered subject to reserve (the figure below which the auctioneer cannot sell for during the auction). This figure is confidential but will be set within the guide range of no more of 10% above the auction guide. The auctioneers reserves the right to bid on behalf of the vendors or withdraw the property from auction in the event of it not reaching this reserve figure.

BUYER'S ADMINISTRATION FEE;
In addition to the normal deposit payable to buy the successful bidder they will also be required to pay a Buyer's Administration Fee of £750 plus VAT, This to be paid by separate cheque.

MONEY LAUNDERING;
The successful bidder must produce documentation to confirm their name and residential address and if you are the successful bidder, copies will be taken for our reference and kept on file.

G
SPECIAL CONDITIONS OF SALE;
The particulars, remarks and stipulations contained herein shall be deemed to form part of the special conditions of sale but in case of any inconsistencies the provisions of the latter shall prevail. If not attached to these sale particulars, copies of the special conditions of sale shall be obtained either from the vendors solicitors or the auctioneers. Purchasers must make the necessary enquiries prior to the auction.

Local Authority: Torridge District Council, Riverbank House, Bideford. EX39 2QG Tel: 01237 428700

Solicitors: Messrs Slee Blackwell. Alexandra House,The Quay, Bideford. EX39 2HJ. Tel: 01237 425225 FAO: Joanna Smith
joanna.smith@sleeblackwell.co.uk



Services

All mains connected.

Council Tax band

Agent Note

The property has mains electricity and water connected. The EPC rating is B. The water is currnetly turned off and untested. We are in receipt of a full legal pack for the property. For more information, please contact the

EPC Rating

Tenure

Freehold

Viewings

Strictly by appointment through
Phillips Smith & Dunn Bideford
Office on 01237 879797



Room list:

Entrance Porch and Hall

Sitting Room
3.59 x 3.31 (11'9" x 10'10")

Dining Room
3.87 x 3.34 (12'8" x 10'11")

Kitchen
3.16 x 2.29 (10'4" x 7'6")

Bedroom 1
4.36 x 3.57 (14'3" x 11'8")

Bedroom 2

Bathroom
3.13 x 2.28 (10'3" x 7'5")

2nd Floor Bedroom 3
5.73 x 4.38 max (18'9" x 14'4" max)

Good Size Rear Garden

Timber Out Buildings & Parking