



3A North Street
Northam, Bideford, Devon EX39 1DH

Guide Price: £225,000

A great opportunity to purchase an extremely charming 3-bedroom Grade II listed period property right in the heart of the popular village of Northam. The well-presented accommodation briefly includes a lounge with an attractive period fireplace and pretty french doors that opens to the courtyard – the room is open plan with a well-equipped kitchen with breakfast bar, also a ground floor cloakroom, three first-floor bedrooms & bathroom. The house provides a well-proportioned and fully enclosed rear courtyard garden with the ability to park a small car/motorbike off the road. 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 Centres 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.

OUTSIDE: The garden is a lovely enclosed space that receives the sunshine and offers a good degree of privacy. low maintenance being fully paved, with a log store fitted and a storage box. There are large gates that could provide access for a small car or motorbike, however, parking can be found behind St Margaret's Church (just off the square and only a short walk).

Services: Electric night storage heating/electric heaters. Mains drainage and water. Wood framed double glazed windows.

Council Tax Band: B

EPC: D

Directions: From Bideford proceed in a northerly direction passing through the Heywood Road roundabout at the end of the Torridge Bridge and after passing the Durrant House Hotel on the right take the next turning right as signposted to Appledore. Continue for a 1/4 mile or so taking the third sharp turning left into North Street and after another 150 metres or so the property will be seen on the left hand side with number and For Sale board displayed.





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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.

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