



25 North Street  
Northam, Bideford, Devon EX39 1DH

Guide Price: £249,995

A great opportunity to purchase an extremely charming 3-bedroom end of terrace period property, built over three storeys with the most superb outlook over the North Devon coast. The well-presented accommodation briefly includes a lounge with a beautiful period fireplace, a spacious kitchen/diner (an excellent family space), ground floor cloakroom, a first-floor bedroom with a sea view, family bathroom, two further double bedrooms (the main offering the most spectacular coastal outlook!). The house provides a well-proportioned and fully enclosed lawned rear garden with outbuilding and patio - all southerly facing.

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:** To the rear of the property is an enclosed south facing lawned garden with outbuilding and patio. This end of terrace house is in the heart of the village neighbouring other attractive period properties and only yards away from the local leisure centre and good dog walking grounds.

**Services:** All mains' services are connected including gas central heating with modern gas boiler.

**Council Tax Band:** B

**EPC:** F

**Directions:** From Bideford Quay head towards Heywood Road roundabout, take the 2nd exit towards Appledore. Continue along road, go past the turning to Appledore and take the next turning on your right into Fore Street, after a short distance turn right again into Cross Street and proceed to the end. Proceed taking a slight left turn into North East Street which meets North Street. Continue on this road for a short distance and as the road bears to the left to the left, number 25 will be found on the bend on the left-hand side.





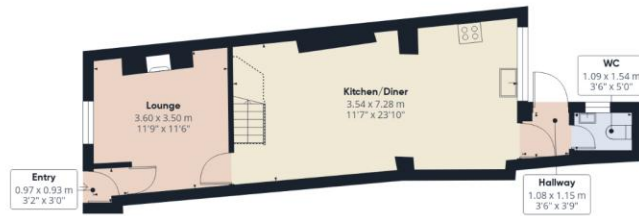
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Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

88.5 m<sup>2</sup>

952 ft<sup>2</sup>

Reduced headroom

3.2 m<sup>2</sup>

35 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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