



5 Northcott Gardens
Northam | EX39 1EF

JAMES FLETCHER
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5 Northcott Gardens

Tucked away within a quiet cul-de-sac position, within walking distance of Northam Square and the nearby South-West coast path, this charming home is conveniently placed within this ever-popular village. Offering well-planned accommodation, all immaculately presented throughout, the property enjoys tranquil gardens and far-reaching views to the sea. Equidistant from both Appledore & Westward Ho! and close to the beach, this easy to run home is perfect for first-time buyers, professional couples or those hoping to downsize closer to the coast.

Northam itself is a charming village situated on the North Devon coast, offering a delightful blend of history, natural beauty, and community spirit. From Bone Hill, it overlooks the estuary where the Taw and Torridge rivers converge, providing breath-taking views. The village offers a convenience store, newsagents and a coffee shop, along with a doctor's and dentist surgery, primary schooling and a swimming pool/gym. The nearby Northam Burrows Country Park, forming part of North Devon's UNESCO Biosphere, is also home to the Royal North Devon Golf Course, just a short walk away. A popular village, Northam offers residents a quieter alternative to the traditional coastal locations but is within walking distance of both Appledore & Westward Ho!. Appledore is a historic maritime village with a bustling quayside, popular cafes and restaurants and narrow streets lined with fishermen's cottages whilst Westward Ho! boasts a sandy, blue-flagged beach, popular with families and surfers alike.

Also close by, and connected by a regular bus service, is the historic port town of Bideford, which provides a wider range of facilities including a number of locally owned and operated shops and bistros, banks, a post office, secondary schooling and supermarket shopping.

The A39 provides a convenient route to Barnstaple, with High Street shopping and the Tarka rail line to Exeter in the South. From here, the A39 links up with the A361 to Tiverton, where there is a direct rail connection to London Paddington. To the West of Bideford, and further along the A39 is Bude, the gateway to the North Cornwall coast.

TO BOOK YOUR VIEWING, WHEN CALLING PLEASE QUOTE REF: JF0919



THE FIRST IMPRESSION

Tucked away within a quiet position, this modern mid-terrace home offers easy maintenance and is conveniently-placed close to Northam Square.

STEP INSIDE

Stepping inside, the property opens to an inviting hallway, providing stairs to the first floor and leading to the generous lounge/diner. The lounge/diner is a lovely bright reception room found at the front of the home, providing useful understairs storage and enjoying an outlook at the front - this is the perfect space to unwind at the end of the day or enjoying family movie nights. At the rear of the home, the kitchen/breakfast room has been recently-fitted and enjoys an outlook over the rear garden, along with distant views towards the coast. The kitchen is well-fitted with a range of work-surfaces comprising a 1 & 1/2 bowl sink and drainer unit with drawers and cupboards below and matching wall-units over, a built-in oven and hob with extractor over, space for a large American fridge/freezer, space and plumbing for a dishwasher and washing machine, a breakfast bar, additional work surfaces with storage below and a door to the rear garden.

Stairs to the first floor open to a generous landing, seamlessly connecting 3-bedrooms and the bathroom, and providing a useful linen cupboard. The main bedroom is a good-sized double room at the rear of the home, enjoying far-reaching views to the sea. The second bedroom is another good-sized double room, whilst the third bedroom offers flexibility, and could alternatively be utilised for home working or a dressing room. The family bathroom is also well-fitted with a white suite comprising a bath with shower over, a low-level W.C, wash basin with vanity unit below, and a heated towel rail.

In all, this immaculate home is easy to run and enjoys views of the coast along with a wonderful position in Northam.

OUTSIDE & PARKING

The property is approached at the front by a charming lawned garden and steps down to the front door, whilst to the rear, there is a delightful garden with raised decking taking full advantage of the view, and with steps down to a level lawn and patio to make the most of the afternoon and evening sun - this space is perfect for little ones. On road parking is available on a first-come, first-served basis.



VIEWINGS

If you would like to view this wonderful home, please contact local Bideford estate agent James Fletcher. Viewings are strictly by appointment with the sole selling agent and 24hrs notice will usually be required, please confirm your appointment before travelling.

NORTH DEVON

Where the rugged coastline meets rolling countryside. With its charming villages, nestled among lush green landscapes, and renowned beaches attracting surfers and sun-seekers alike, North Devon offers an unparalleled lifestyle. Whether you're drawn to the vibrant culture, the tranquil beauty, or the rich maritime heritage, there's something for everyone. With a diverse range of properties, from quaint cottages and luxury coastal homes to grand country estates, North Devon promises not just a place to live, but a way of life.

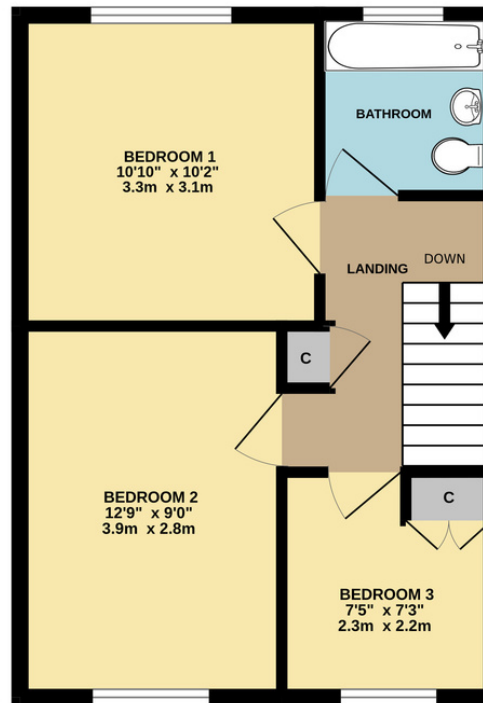
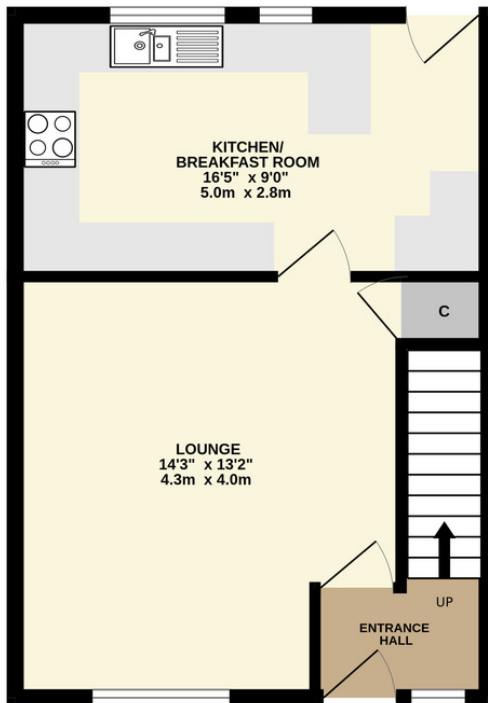




The image is an aerial photograph of a residential area. In the foreground, a semi-detached house with a grey tiled roof and white and blue siding is visible. The house has multiple windows and a small front garden. To the left of the house is a white wall and a paved area. In the background, there are more houses and a large, flat, open landscape under a blue sky with scattered clouds. A teal location pin graphic is overlaid on the image, containing the text 'JAMES FLETCHER' and 'exp UK'.

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NORTHCOTT GARDENS, NORTHAM

TOTAL FLOOR AREA : 765 sq.ft. (71.0 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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- **Services:** Mains Electricity, Gas, Water & Drainage.
- **Tenure:** Freehold
- **Broadband:** Ultrafast broadband is available (Ofcom)
- **EPC:** C
- **Council Tax:** Band B
- **Local Authority:** Torridge District Council
- **Sellers Position:** Actively seeking their next home (they have found a home with no onward chain!)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs, including colourised images to show the plot, are provided for guidance only. In line with UK anti-money laundering regulations, all named purchasers must complete an AML (Anti-Money Laundering) check. A small charge of £30.00 per person applies for this service. Please ensure all relevant parties are submitted for verification to avoid delays.

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