



1 Northcott Gardens
Northam, Bideford, Devon EX39 1EF

Price Guide: £350,000

A rare opportunity to purchase an extremely light and spacious 5 bedroom (one en-suite) semi-detached family house with sunny gardens, garage and sea views - all within close proximity to the facilities of the popular Northam.

The property is presented in excellent order throughout and has been extremely well maintained by the same owners for some considerable time. There are modern kitchen and bathroom facilities, double glazing, modern gas central heating and plenty of off-road parking.

Viewing is strongly recommended.

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, Leisure Centre 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.



Entrance Door to Hallway

Kitchen

13'2" (4.03m) x 8'10" (2.70m)

Dining Room

14' 15" (4.40m) x 13'3" (4.05m)

Living Room

23'9" (7.26m) x 13'0" (3.98m)

Bedroom 1

13'0" (3.98) x 9'11" (3.04m)

En-Suite Shower Room

7'10" (2.41m) x 2'7" (0.81m)

Bedroom 2

12'11" (3.95) x 10'2" (3.12m)

Bedroom 3

10'9 (3.29m) x 10'0" (3.07m)

Bedroom 4

9'6" (2.91m) x 8'10" (2.71m)

Bedroom 5/Study

7'3" (2.23m) x 7'0" (2.15m)

Family Bathroom

6'3" (1.91m) x 5'9" (1.78m)

Garage

19'3" (5.87m) x 13'5" (4.10m)

Outside

To the front of the property there is a tarmac drive with parking for several cars and a spacious garage to the side.

The rear garden is low maintenance with decking, paving and an area of lawn.

Services

Gas central heating, PVCu double glazing, mains water, electric and drainage.

Council Tax Rating: B

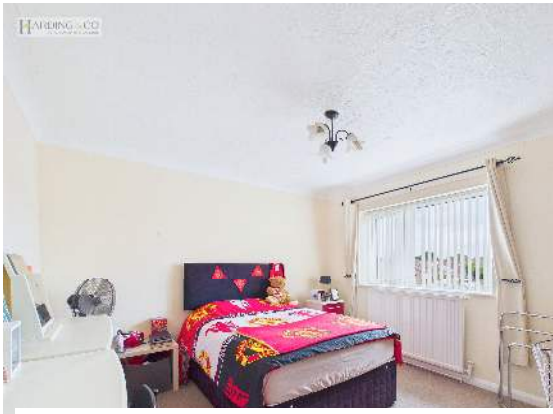
Energy Performance Certificate: C

Local Authority is Torridge District Council.

Directions

From Bideford Quay, proceed in the direction of Northam and Westward Ho! and pass straight over the Heywood roundabout. After a short distance take the right hand turning signposted Northam. Proceed down through the village square and bear right into Sandymere Road then immediately right into Diddywell Road. Continue down the road turning right into JH Taylor Drive and then right into Northcott Gardens.





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Floor 0



Floor 1



Approximate total area⁽¹⁾

146.4 m²

1575 ft²

(1) Excluding balconies and terraces

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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